

PLANNING COMMISSION

MEETING OF

JUNE 28, 2001

City of Las Vegas

AGENDA & MINUTES

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COUNCIL CHAMBERS • 400 STEWART AVENUE

ITEM

ACTION

5:30 PM

COMMISSIONERS BRIEFING:

PRESENT:

Craig Galati - Chairman
Richard Truesdell - Vice Chairman
Michael Buckley
Byron Goynes

EXCUSED:

Lanny Littlefield
Laura McSwain
Stephen Quinn

STAFF PRESENT:

Robert Genzer - Planning & Development Dept.
Chris Knight - Planning & Development Dept.
John Koswan - Planning & Development Dept.
Chris Glore - Planning & Development Dept.
Joel McCulloch – Planning & Development Dept.
Rick Schroder - Public Works
Daphnee Legarza – Public Works
Bryan Scott - City Attorney's Office
Angela Crolli – City Clerk's Office
Linda Owens - City Clerk's Office

Joel McCulloch, Planning and Development Department, called the Briefing to order at 5:31 P.M.

Item No. A-1, VAC-0003-00(1):

Mr. McCulloch stated the applicant has requested this item be held in abeyance until the July 12, 2001 Planning Commission meeting in order to work further with Public Works' staff. They submitted a corresponding Site Development Plan Review that will be on that agenda.

Item No. B-2, Z-0033-01:

Mr. McCulloch said that on June 26, 2001 the applicant requested this item be held in abeyance to the August 23, 2001 Planning Commission meeting in order to work further with staff. This is outside Town Center. The request is being changed from R-1 to R-PD8 so this item needs to be renotified.

Item No. B-3, GPA-0009-01:

Mr. McCulloch announced that on June 20, 2001 the applicant requested this item be held in abeyance to the July 12, 2001 Planning Commission meeting so the related Rezoning and Site Development Plan Review could be heard at the same meeting.

Item No. B-8, V-0025-01:

Mr. McCulloch noted that on June 20, 2001 the applicant requested this item be withdrawn without prejudice.

Item No. B-9, U-0045-01:

Mr. McCulloch said that on June 18, 2001 the applicant requested this item be held in abeyance until the August 23, 2001 Planning Commission meeting.

Item No. B-20, V-0033-01:

Mr. McCulloch let the Commissioners know that staff is recommending denial because there is no physical hardship. There have been 10 protests on this item.

Item No. B-22, V-0034-01:

Ms. Legarza said that based on discussions with the engineers, staff will allow what the applicant has requested under the Traffic Impact Analysis.

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COMMISSIONERS BRIEFING:

Item No. B-23, V-0035-01:

Mr. McCulloch said staff is recommending denial on this item because of a lack of a physical hardship and this sign height is premature for Town Center.

Item No. B-24, V-0036-01:

Mr. McCulloch said staff would like to have this item held in abeyance until the July 26, 2001 Planning Commission meeting to allow the applicant time to submit revised site plans.

Item No. B-28, U-0067-01:

Mr. McCulloch advised that staff would like to have this item held in abeyance until the July 26, 2001 Planning Commission meeting so that the sign posting requirement can be accomplished. The sign was taken down and it needs to be put back up and renoticed.

Item Nos. D-1, DB-0005-01, and D-4, TA-0016-01:

Mr. Genzer advised that these two items should be heard early in the meeting.

Item No. D-3, TA-0015-01:

Mr. McCulloch stated that staff would like to have this item held to the July 26, 2001 Planning Commission meeting. Staff is still working with City Council members on this amendment.

Mr. McCulloch adjourned the Briefing at 5:40 P.M.

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ACTION

6:00 PM

ALL ITEMS ON THIS AGENDA ARE SCHEDULED FOR ACTION UNLESS SPECIFICALLY NOTED OTHERWISE.

CALL TO ORDER:

6:00 P.M., Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada.

ROLL CALL:

Craig Galati,	Present
Chairman	
Richard Truesdell	Present
Vice Chairman	
Michael Buckley	Present
Byron Goynes	Present
Lanny Littlefield	Excused
Laura McSwain	Excused
Stephen Quinn	Excused

ANNOUNCEMENT:

Satisfaction of Open Meeting Law Requirements.

This meeting has been properly noticed and posted at the following locations:

Clark County Government Center,
500 South Grand Central Parkway
Senior Citizens Center,
450 East Bonanza Road
Clark County Courthouse,
200 East Carson Avenue
Court Clerk's Office Bulletin Board,
City Hall Plaza
City Hall Plaza, Special Outside Posting
Bulletin Board

MINUTES:

Approval of the minutes of the May 24, 2001 Planning Commission meeting.

CHAIRMAN GALATI called the meeting to order at 6:00 P.M.

STAFF PRESENT:

Robert Genzer, Director,
Planning and Development Department
Chris Knight, Deputy Director,
Planning & Development Department
John Koswan, Planning Manager,
Planning and Development Department
Chris Glore, Planning Supervisor,
Planning and Development Department
Joel McCulloch, Senior Planner,
Planning and Development Department
Scott Albright, Senior Planner,
Planning and Development Department
Kyle Walton, Senior Planner,
Planning and Development Department
Jody Donahue, Planning Technician,
Planning and Development Department
Rick Schroder, Project Engineer,
Public Works
Daphnee Legarza, Project Engineer,
Public Works
Bryan Scott, Deputy City Attorney,
City Attorney's Office
Angela Crolli, Deputy City Clerk,
City Clerk's Office
Linda Owens, Deputy City Clerk,
City Clerk's Office

MR. McCULLOCH announced this meeting is in compliance with the Open Meeting Law.

Truesdell -

APPROVED

**Motion carried with Buckley abstaining due to the fact he did not attend the meeting.
(Littlefield, McSwain and Quinn excused)**

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ITEM

ACTION

ACTIONS:

ALL ACTIONS ON TENTATIVE AND FINAL SUBDIVISION MAPS ARE FINAL UNLESS AN APPEAL IS FILED BY THE APPLICANT OR AN AGGRIEVED PERSON, OR A REVIEW IS REQUESTED BY A MEMBER OF THE CITY COUNCIL WITHIN SEVEN DAYS OF THE DATE NOTICE IS SENT TO THE APPLICANT. UNLESS OTHERWISE INDICATED DURING THE MEETING, ALL OTHER ACTIONS BY THE PLANNING COMMISSION ARE RECOMMENDATIONS TO THE CITY COUNCIL, IN WHICH CASE ALL FINAL DECISIONS, CONDITIONS, STIPULATIONS OR LIMITATIONS ARE MADE BY THE CITY COUNCIL.

ANY ITEM LISTED IN THIS AGENDA MAY BE TAKEN OUT OF ORDER IF SO REQUESTED BY THE APPLICANT, STAFF, OR A MEMBER OF THE PLANNING COMMISSION. THE PLANNING COMMISSION MAY IMPOSE TIME LIMITATIONS, AS NECESSARY, ON THOSE PERSONS WISHING TO BE HEARD ON ANY AGENDAED ITEM.

PLANNING COMMISSION MEETING RULES OF CONDUCT.

CHAIRMAN GALATI indicated the subdivision items could be appealed by the applicant or aggrieved person or a review requested by a member of the City Council.

CHAIRMAN GALATI read the statement on the order of the items and limitations on persons wishing to be heard on an item.

CHAIRMAN GALATI noted the Rules of Conduct.

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ITEM

ACTION

A.

CONSENT ITEMS:

CONSENT ITEMS ARE CONSIDERED ROUTINE BY THE PLANNING COMMISSION AND MAY BE ENACTED BY ONE MOTION. HOWEVER, ANY ITEM MAY BE DISCUSSED IF A COMMISSION MEMBER OR APPLICANT SO DESIRES.

A-1.

ABEYANCE - VAC-0003-00(1) - W. M. LAND DEVELOPMENT

Request for an Extension of Time on an approved Vacation that vacated a portion of Del Rey Avenue generally located between Buffalo Drive and Tioga Way, Ward 1 (M. McDonald).

ON JUNE 13, 2001 THE APPLICANT REQUESTED THIS ITEM BE HELD IN ABEYANCE TO THE JULY 12, 2001 PLANNING COMMISSION MEETING IN AN EFFORT TO ALLOW THIS ITEM TO BE HEARD IN CONJUNCTION WITH THE GENERAL PLAN AMENDMENT AND REZONING FOR THIS SITE.

Truesdell -

ABEYANCE TO JULY 12, 2001 PLANNING COMMISSION MEETING (To be heard with corresponding Rezoning and General Plan Amendment).

Unanimous

(Littlefield, McSwain and Quinn excused)

JOEL McCULLOCH, Planning and Development, stated the applicant has requested this item be held in abeyance to the July 12, 2001 Planning Commission meeting so they can work further with staff and it can be heard in conjunction with a General Plan Amendment and Rezoning for this site.

BRIAN PSIODA, VTN Nevada, 2727 South Rainbow Boulevard, appeared to represent the applicant. They would like to continue working with staff on some issues.

To be heard by the Planning Commission on July 12, 2001.

(6:03 - 6:04) 1 - 90

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ITEM

ACTION

A-2.

TM-0026-01 - SPINNAKER AT TOWN CENTER - DORRELL FRONTAGE, LIMITED LIABILITY COMPANY

Request for a Tentative Map for 201 lots on 30.42 acres located approximately 660 feet south of Elkhorn Road, approximately 660 feet north of Deer Springs Way, and approximately 330 feet east of Fort Apache Road, U (Undeveloped) Zone [ML-EXP (Medium-Low) General Plan Designation] under Resolution of Intent to TC (Town Center), Ward 6 (Mack).

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. Approval of the Tentative Map shall be for no more than two (2) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within two (2) years of the approval of the Tentative Map, a new Tentative Map must be filed.
2. The Planning Commission shall approve the Variance (V-0040-01) to the minimum open space required (6.0 acres) for the 201-lot single-family residential development.
3. All development shall conform to the Conditions of Approval for Zoning application (Z-00921-01), the Site Development Plan Review [Z-0021-01(1)], Variance application (V-0040-01) and all the subsequent site-related actions.
4. Street names must be provided in accord with the City's Street Naming Regulations.
5. All development is subject to the conditions of City departments and State Subdivision Statutes.
6. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

Truesdell -
APPROVED, SUBJECT TO STAFF'S CONDITIONS.
Unanimous
(Littlefield, McSwain and Quinn excused)

JOEL McCULLOCH, Planning and Development, stated Item Nos. A-2 and B-47 are related and will be discussed at the time of the Variance. This map is in conformance with the City of Las Vegas Subdivision Ordinance as amended by Ordinance 5275, Rezoning Z-0021-01 and Site Development Plan Review Z-0021-01(1). There is an application for a Variance to the minimum open space required for the 200 lot single-family residential development in Town Center under the zoning code. Staff recommended approval, subject to the conditions.

ATTORNEY BOB GRONAUER, Kummer Kaempfer Bonner & Renshaw, 3800 Howard Hughes Parkway, 7th Floor, appeared with RUSSELL SKUSE, engineer, to represent the applicant. Town Center requires 20% of the property to be landscaped. This property was set for commercial standards, not residential. If they applied those standards to this development there would be providing one-fifth of the project. The intent is to have higher density to support the commercial that is being proposed. They will be working with staff in regard to the open space requirement.

This is final action.

(10:32 - 10:42) 3 - 2840

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ITEM

ACTION

**TM-0026-01 - SPINNAKER AT TOWN
CENTER - DORRELL FRONTAGE, LIMITED
LIABILITY COMPANY**

APPROVED

7. A Homeowner's Association shall be established to maintain all perimeter walls, amenity zone landscaping and open space/common areas created with this development. All landscaping shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections. The CC&R's for the Homeowner's Association shall be submitted to and approved by the City Attorney's Office.

Public Works

8. Public street dedications shall be as shown on this Tentative Map, which is in accordance with the proposed Town Center Residential Street Standards; however, additional rights-of-way may be required by the Traffic Engineer for the proposed roundabout at the intersection of Campbell Drive and Dorrell Lane. Comply with the recommendations of the Traffic Engineer prior to submittal of a Final Map for this site.

9. Construct public street improvements for all public streets in accordance with the proposed Town Center Residential Street Standards, including the full roundabout median at the intersection of Campbell Drive and Dorrell Lane, concurrent with development of this site.

10. Coordinate with the Collection Systems Planning Section of the Department of Public Works to determine appropriate public sewer alignments to service this site. Comply with the recommendations of the Collection Systems Planning Section. All required public sewer easements necessary to connect this site to the existing public sewer system shall be provided to the City prior to City approval of sewer construction plans, or the issuance of any off-site permits as required by the Department of Public Works.

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ACTION

**TM-0026-01 - SPINNAKER AT TOWN
CENTER - DORRELL FRONTAGE, LIMITED
LIABILITY COMPANY**

APPROVED

11. Site development to comply with all applicable Conditions of Approval for Zoning Reclassification Z-21-01 and Site Development Plan Review Z-21-01(1) and all subsequent site-related actions.

12. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of public improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first.

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0

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ACTION

A-3.

A-0043-01(A) - DANA McDANIEL KANNE, ET AL

Petition to Annex approximately 10 acres of land generally located on the north side of Horse Drive, approximately 330 feet east of El Capitan Way (APN: 125-08-604-002, 003, 004, and 005), Ward 6 (Mack).

STAFF RECOMMENDATION: APPROVAL

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0

Truesdell -
APPROVED
Unanimous
(Littlefield, McSwain and Quinn excused)

CHAIRMAN GALATI stated this is a Consent item.

NOTE: MR. GENZER requested Item Nos. D-1 and D-4 be pulled forward after Item No. D-3.

To be forwarded to the City Council in Ordinance form.

(6:15 - 6:16) 1 - 460

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ITEM

ACTION

B.

PUBLIC HEARING ITEMS:

B-1.

ABEYANCE - NOTIFICATION - Z-0035-98(2) RAPHAEL AND LILLIAN MIRCHOU

Request for a Site Development Plan Review FOR A 12,247 SQUARE FOOT MEDICAL OFFICE COMPLEX on approximately 1.03 acres located at the southeast corner of the intersection of Washington Avenue and Eastern Avenue (APN: 139-25-310-001 through 004), P-R (Professional Office and Parking) and R-1 (Single Family Residential) Zones under Resolution of Intent to P-R (Professional Office and Parking), Ward 3 (Reese).

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0

STAFF RECOMMENDATION: APPROVAL,
subject to:

Planning and Development

1. This approval shall be subject to a one-year review to be heard in front of the City Council in a public hearing, at which time the applicant must demonstrate that significant improvements have been made to the property at which time the City Council may revoke the Resolution of Intent.

2. The site plan shall be revised to indicate one additional handicap parking space and the handicap accessible parking spaces shall be constructed in conformance with Section 19A.10.010(G) of the Las Vegas Zoning Code.

3. The site plan shall be revised to portray the handicap accessible spaces relocated adjacent to the buildings and a handicap accessible route be shown in conformance with Section 19A.10.010(G) of the Las Vegas Zoning Code.

Truesdell -

APPROVED, SUBJECT TO STAFF'S CONDITIONS WITH CONDITION NO. 1 AMENDED BY STAFF.

Unanimous

(Littlefield, McSwain and Quinn excused)

JOEL McCULLOCH, Planning and Development, stated this request is for a medical office complex and reduction in perimeter landscaping. The City Council previously approved a Site Development Plan Review for a similar project. Staff has a condition requiring revised plans indicating the proper number of handicapped spaces and their proper location and layout. In addition, staff is requiring either removal of the driveway on Washington Avenue or a restriction of right in/right out only. There is also a condition recommending a revised landscape plan indicating uniform width and consistent landscaping materials to the homes to the east. Staff recommended approval, subject to the conditions.

CHRISTINA CARTER, Kimley-Horn & Associates, 11050 East Flamingo Road, Suite #S210, concurred with staff's conditions. They prefer the right in/right out on Washington Avenue.

CHAIRMAN GALATI declared the Public Hearing open.

There was no one present wishing to speak on this item.

CHAIRMAN GALATI declared the Public Hearing closed.

DAPHNEE LEGARZA, Public Works, commented that there is no specific condition that left turn access is restricted. However, there is a median on Washington Avenue that would restrict left turn access from that driveway. There is a condition that the applicant is to meet with the Traffic Engineer.

ROBERT GENZER, Planning and Development, requested the following change to Condition No. 1: "This approval shall be subject to a one-year review to be heard in front of the City Council in a public hearing, at which time the applicant must demonstrate that improvements have been made to the property. If such improvements have not begun, the City Council may act to revoke the Resolution of Intent."

This is final action.

(7:00 - 7:05) 1 - 2120

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ABEYANCE - NOTIFICATION - Z-0035-98(2)
RAPHAEL AND LILLIAN MIRCHOU

APPROVED

4. The site plan shall be revised to depict the northernmost drive aisle (adjacent to the Washington Avenue Frontage) maintain a minimum width of 24 feet.

5. The landscape plan shall be revised to indicate a uniform landscape planter width along the eastern property line with no irregular spacing between the 24-inch box and 36-inch box trees.

6. This Site Development Plan Review shall expire ONE year from the date of final approval unless it is exercised or an Extension of Time is granted by the City Council.

7. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.

8. Any proposed parking lot lights shall be no more than 20 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights. Wallpack lighting shall utilize 'shoe-box' fixtures and downward-directed lights on the proposed building. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.

9. A landscaping plan must be submitted prior to or at the same time application is made for a building permit.

10. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner. [Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.]

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ACTION

ABEYANCE - NOTIFICATION - Z-0035-98(2)
RAPHAEL AND LILLIAN MIRCHOU

APPROVED

11. All development shall be in conformance with the site plan, landscape plan and building elevations, except as amended by conditions herein.

12. All City Code requirements and design standards of all City departments must be satisfied.

13. Site Development shall be in conformance with all applicable conditions of approval for Rezoning Z-0035-98, Site Development Plan Review Z-0035-98(1), and all other site-related actions as required by the Planning and Development Department and the Department of Public Works.

Public Works

14. Coordinate with the City Surveyor to determine whether a Reversionary Map to revert the underlying lot lines to acreage is necessary; if such Reversionary Map is required, it shall record prior to the issuance of any building permits for this site.

15. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards prior to occupancy of this site.

16. Meet with the Traffic Engineering Representative in Land Development for assistance in redesigning the proposed driveway layout and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. The existing driveway accessing Washington Avenue from this site shall be relocated as far to the east side of this site as possible to alleviate right turn conflicts from Eastern Avenue onto Washington Avenue. Comply with the recommendations of the Traffic Engineering Division prior to the

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ABEYANCE - NOTIFICATION - Z-0035-98(2)
RAPHAEL AND LILLIAN MIRCHOU

APPROVED

issuance of any permits for this site. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222a.

17. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Final Map for this site. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits or the recordation of a Final Map for this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. Alternatively, in lieu of a Traffic Impact Analysis, the applicant may participate in a reasonable alternative mutually acceptable to the applicant and the Department of Public Works. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any Condition of Approval imposed by the Planning Commission or the City Council on the development of this site.

18. Submit an application for an Occupancy Permit for all private improvements (driveways) in the Eastern Avenue public right-of-way adjacent to this site prior to the issuance of any permits.

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ITEM

ACTION

B-2.

**ABEYANCE - RENOTIFICATION - Z-0033-01
PARDEE CONSTRUCTION COMPANY
NEVADA**

Request for a Rezoning FROM: U (Undeveloped) [ML-EXP (Medium-Low) General Plan Designation] TO: R-1 (Single Family Residence) on 2.04 acres on the north side of the Farm Road alignment approximately 330 feet west of the Tee Pee Lane alignment (APN: 125-18-601-008); and FROM: U (Undeveloped) [L-TC (Low Residential) General Plan Designation] TO: R-1 (Single Family Residence) on 17.49 acres on the west side of the Tee Pee Lane alignment between the Farm Road alignment on the north and approximately 660 feet north of the Dorrell Road alignment on the south (APN: 125-18-701-004, 010, 011; 125-18-801-012; and 125-19-501-005), PROPOSED USE: SINGLE FAMILY RESIDENTIAL, Ward 6 (Mack).

ON JUNE 26, 2001 THE APPLICANT REQUESTED THIS ITEM BE HELD IN ABEYANCE TO THE AUGUST 23, 2001 PLANNING COMMISSION MEETING.

Truesdell -

ABEYANCE TO THE AUGUST 23, 2001 PLANNING COMMISSION MEETING (Applicant to revise site plan).

Unanimous

(Littlefield, McSwain and Quinn excused)

JOEL McCULLOCH, Planning and Development, stated that on June 26, 2001 the applicant requested this item be held in abeyance to the August 23, 2001 meeting in order to work with staff on the site plan.

APRIL McGRIFF, Bossard Developer Services, 2920 North Green Valley Parkway, Suite #814, Henderson, Nevada appeared to request this item be held in abeyance to the August 23, 2001 meeting.

CHAIRMAN GALATI declared the Public Hearing open.

There was no one present wishing to speak on this item.

CHAIRMAN GALATI declared the Public Hearing closed.

To be heard by the Planning Commission on August 23, 2001.

(6:04 - 6:05) 1 - 120

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ACTION

B-3.

ABEYANCE - GPA-0009-01 - STEVE KABOLI

Request to Amend a portion of the Southwest Sector of the General Plan FROM: R (Rural Density Residential) TO: SC (Service Commercial) for 1.5 acres on the northeast corner of the intersection of Leonard Lane and Vegas Drive (APN: 138-24-803-028), Ward 5 (Weekly).

THE APPLICANT REQUESTED ABEYANCE UNTIL THE JULY 12, 2001 PLANNING COMMISSION MEETING SO THAT A RELATED REZONING, VARIANCE, AND SITE DEVELOPMENT PLAN REVIEW CAN BE HEARD SIMULTANEOUSLY.

Truesdell -

ABEYANCE TO THE JULY 12, 2001 PLANNING COMMISSION MEETING (Site Development Plan Review, Rezoning, and Variance to be heard simultaneously).

Unanimous

(Littlefield, McSwain and Quinn excused)

JOEL McCULLOCH, Planning and Development, stated that on June 20, 2001 the applicant requested this item be held in abeyance to the July 12, 2001 meeting so that a related Rezoning, Variance and Site Development Plan Review could be heard simultaneously.

There was no one present to represent this application.

CHAIRMAN GALATI declared the Public Hearing open.

There was no one present wishing to speak on this item.

CHAIRMAN GALATI declared the Public Hearing closed.

To be heard by the Planning Commission on July 12, 2001.

(6:05 - 6:06) 1 - 150

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ACTION

B-4.

ABEYANCE - Z-0016-98(5) - KB HOMES NEVADA, INC.

Request for a Major Modification to the Iron Mountain Ranch Residential Planned Development Master Plan TO ADD APPROXIMATELY 42.16 ACRES TO THE OVERALL PLAN at the southeast corner of the intersection of Jones Boulevard and Iron Mountain Road (APN: 125-12-101-001 through 004), U (Undeveloped) Zone [DR (Desert Rural) General Plan Designation] [PROPOSED: R-PD3 (Residential Planned Development - 3 Units Per Acre)], Ward 6 (Mack).

NOTICES MAILED 30 [Mailed with GPA-0012-01, Z-0022-01, and Z-0022-01(1)]

APPROVALS 0

PROTESTS 0 [5/24/01 PC]
2 [Phone 4/26/01 PC]

CONCERNS 1 Speaker

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. A General Plan Amendment to R (Rural Density Residential), Rezoning to R-PD3 (Residential Planned Development – 3 Units Per Acre), and Site Development Plan Review shall be approved by the City Council at a Public Hearing.

Truesdell -

APPROVED, SUBJECT TO STAFF'S CONDITION.

Motion carried with Buckley abstaining due to the fact KB Homes Nevada, Inc. is a client of his law firm. (Littlefield, McSwain and Quinn excused)

JOEL McCULLOCH, Planning and Development, stated this property could not be included in the original zoning action because it had not yet been annexed into the city. However, it was shown on the original site plan for informational purposes only. The Iron Mountain Ranch Plan envisioned a series of interconnected neighborhoods, all of which had common features including open space, trails, and development standards. Approval of this application will allow those goals to be met. Staff recommended approval.

BRIAN PSIODA, VTN Nevada, 2727 South Rainbow Boulevard, appeared to represent the applicant. He concurred with the conditions. These are housekeeping items to bring 42 acres into a previously approved master plan approved in 1998. At that time it was just in a planning area.

CHAIRMAN GALATI declared the Public Hearing open.

TODD FARLOW, 240 North 19th Street, appeared as a concerned citizen. This should be tied to the General Plan Amendment and not stand alone.

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: See Item Nos. B-5, B-6, and B-7 for related discussion.

NOTE: ROBERT GENZER, Planning and Development, advised that in the past he had been indicating he was not involved in applications represented by VTN Nevada because of a business relationship with principals of that firm. That relationship no longer exists, so from this meeting forward he will be able to offer advice on items represented by VTN Nevada.

Secondly, this item cannot move forward to the City Council with a recommendation for approval because there is not a super majority of Commissioners present. BRIAN PSIODA said they would still like to move forward with this application project anyway.

To be heard by the City Council on August 1, 2001.

(7:05 - 7:17) 1 - 2360

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ITEM

ACTION

B-5.

ABEYANCE - GPA-0012-01 - KB HOMES OF NEVADA, INC.

Request to Amend a portion of the Centennial Hills Sector Plan FROM: DR (Desert Rural) TO: R (Rural Density Residential) on approximately 42.16 acres on the southeast corner of the intersection of Jones Boulevard and Iron Mountain Road (APN: 125-12-101-001 through 004), Ward 6 (Mack).

NOTICES MAILED 30 [Mailed with Z-0016-98(5), Z-0022-01, and Z-0022-01(1)]

APPROVALS 0

PROTESTS 0 [5/24/01 PC]
2 [Phone 4/26/01 PC]

STAFF RECOMMENDATION: APPROVAL

Truesdell -

DENIED (MOTION FOR APPROVAL DID NOT CARRY DUE TO THE LACK OF A SUPER MAJORITY VOTE.)

Motion carried with Buckley abstaining due to the fact KB Homes of Nevada, Inc. is a client of his law firm. (Littlefield, McSwain and Quinn excused)

SCOTT ALBRIGHT, Planning and Development, stated that Section 19A.18.030.i, of the City's Zoning Ordinance requires four conditions to be met in order to justify a General Plan Amendment. Staff feels those conditions are being met. When the Iron Mountain Master Plan was originally approved in 1998 this property was deemed to be appropriate for residential development. The applicant held the required neighborhood meeting on May 22, 2001 at the Santa Fe Station Hotel, but no one appeared. Staff recommended approval.

BRIAN PSIODA, VTN Nevada, 2727 South Rainbow Boulevard, appeared to represent the applicant. These are housekeeping items to bring 42 acres into a master plan approved in 1998.

COMMISSIONER TRUESDELL felt that when a Commissioner agrees to be on the Planning Commission they should attend the meetings because sometimes it is difficult to get a quorum or have a super majority vote for a General Plan Amendment. Staff, applicant and citizens attend these meetings no matter what time of year.

CHAIRMAN GALATI concurred with COMMISSIONER TRUESDELL and added that the Planning Commission is sometimes not able to send an item to the City Council due to the lack of the required number of Commissioners voting.

CHAIRMAN GALATI declared the Public Hearing open.

There was no one present wishing to speak on this item.

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: See Item Nos. B-4, B-6, and B-7 for related discussion.

To be heard by the City Council on August 1, 2001.

(7:05 - 7:17) 1 - 2360

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ITEM

ACTION

B-6.

ABEYANCE - Z-0022-01 - KB HOMES OF NEVADA, INC.

Request for a Rezoning FROM: U (Undeveloped) [DR (Desert Rural) General Plan Designation] TO: R-PD3 (Residential Planned Development - 3 Units Per Acre) on approximately 42.16 acres at the southeast corner of the intersection of Jones Boulevard and Iron Mountain Road (APN: 125-12-101-001 through 004), PROPOSED USE: SINGLE FAMILY RESIDENTIAL, Ward 6 (Mack).

NOTICES MAILED 30 [Mailed with GPA-0012-01, Z-0016-98(5), and Z-0022-01(1)]

APPROVALS 0

PROTESTS 0 [5/24/01 PC]
3 [Phone 4/26/01 PC]

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. A Resolution of Intent with a two-year time limit.
2. The overall density is limited to a maximum of 3.49 dwelling units per acre.
3. A General Plan Amendment to R (Rural Density Residential), and a Site Development Plan Review application shall be approved by the Planning Commission or City Council prior to issuance of any permits, any site grading, and all development activity for the site.

Public Works

4. Provide proof that existing public rights-of-way for the southern half of Brent Lane and the west half of Leon Avenue (aka Duneville Street) adjacent to this site have been vacated by Clark County prior to the submittal of

Truesdell -

APPROVED, SUBJECT TO STAFF'S CONDITIONS.

Motion carried with Buckley abstaining due to the fact KB Homes Nevada, Inc. is a client of his law firm. (Littlefield, McSwain and Quinn excused)

JOEL McCULLOCH, Planning and Development, stated R-PD3 zoning will provide appropriate residential development on this site. This property is currently zoned U (Undeveloped). Staff recommended approval, subject to the conditions.

BRIAN PSIODA, VTN Nevada, 2727 South Rainbow Boulevard, appeared to represent the applicant. He concurred with the conditions. These are housekeeping items to bring 42 acres into a master plan approved in 1998.

CHAIRMAN GALATI declared the Public Hearing open.

There was no one present wishing to speak on this item.

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: See Item Nos. B-4, B-5, and B-7 for related discussion.

To be heard by the City Council on August 1, 2001.

(7:05 - 7:17) 1 - 2360

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ABEYANCE - Z-0022-01 - KB HOMES OF NEVADA, INC.

APPROVED

a Tentative Map for this site. If such proof cannot be provided, dedicate 30 feet of right-of-way adjacent to this site for Brent Lane, 30 feet for Duneville Street, a 20-foot radius at the northeast corner of Brent Lane and Jones Boulevard and a 20-foot radius at the southwest corner of Duneville Street and Iron Mountain Road.

5. Dedicate 40 feet of right-of-way adjacent to this site for Iron Mountain Road, 40 feet for Jones Boulevard, and a 25-foot radius at the southeast corner of Jones Boulevard and Iron Mountain Road.

6. Construct half-street improvements including appropriate overpaving on Iron Mountain Road and Jones Boulevard adjacent to this site concurrent with development of this site. Also, construct half street improvements adjacent to this site for Brent Lane and Duneville Street, if dedication is required. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.

7. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed entrance and on-site circulation layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Entranceways shall be designed, located and constructed in accordance with Standard Drawing #222a.

8. Coordinate with the Collection Systems Planning Section of the Department of Public Works to determine appropriate public sewer service paths and possible oversizing of facilities to service this site prior to the submittal of sewer related construction drawings. Provide public

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ABEYANCE - Z-0022-01 - KB HOMES OF NEVADA, INC.

APPROVED

sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits as required by the Department of Public Works. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.

9. Provide a master streetlight plan for approval by the Department of Public Works prior to the submittal of construction drawings.

10. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Final Map for this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the approved drainage plan/study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved drainage plan/study and shall be contributed prior to the issuance of any building or grading permits, whichever may occur first, if allowed by the City Engineer.

11. Site development to comply with all applicable requirements of the Iron Mountain Ranch Master Development Plan.

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ITEM

ACTION

B-7.

ABEYANCE - Z-0022-01(1) - KB HOMES OF NEVADA, INC.

Request for a Site Development Plan Review FOR A PROPOSED 144-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on approximately 42.16 acres at the southeast corner of the intersection of Jones Boulevard and Iron Mountain Road (APN: 125-12-101-001 through 004), U (Undeveloped) Zone [DR (Desert Rural) General Plan Designation] [PROPOSED: R-PD3 (Residential Planned Development- 3 Units Per Acre)], Ward 6 (Mack).

NOTICES MAILED 30 [Mailed with GPA-0012-01, Z-0016-98(5), and Z-0022-01]

APPROVALS 0

PROTESTS 0 [5/24/01 PC]
3 [Phone 4/26/01 PC]

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. Submittal of revised site plans indicating non-gated inter-site access between the subject site and the properties to the east and south of the subject site.
2. Submittal of a landscape plan indicating compliance with the Iron Mountain Ranch standards for perimeter landscaping and internal open space.
3. Approval of a Major Modification to be added to the Iron Mountain Ranch Master Plan, approval of a General Plan Amendment to R (Rural Density Residential), and approval of a Rezoning to R-PD3 (Residential Planned Development – 3 Units Per acre).

Truesdell -

APPROVED, SUBJECT TO STAFF'S CONDITIONS.

Motion carried with Buckley abstaining due to the fact KB Homes of Nevada, Inc. is a client of his law firm. (Littlefield, McSwain and Quinn excused)

JOEL McCULLOCH, Planning and Development, stated this site plan does not meet the intent of the Iron Mountain Ranch Plan which was to have an integrated series of subdivisions with common elements such as internal pedestrian walkways. This proposal would allow this 42 acre parcel to be a stand alone subdivision with no interconnecting activity to the east and south. Staff has a condition requiring inter-site access to the east and south parcels. There is also a condition requiring submittal of a landscape plan that depicts the type of plantings in the internal pedestrian walkway and park. Staff recommended approval, subject to the conditions.

BRIAN PSIODA, VTN Nevada, 2727 South Rainbow Boulevard, appeared to represent the applicant. He concurred with the conditions. These are housekeeping items to bring 42 acres into a master plan approved in 1998. They will supply an interconnect to the south and east.

CHAIRMAN GALATI declared the Public Hearing open.

There was no one present wishing to speak on this item.

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: See Item Nos. B-4, B-5, and B-6 for related discussion.

To be heard by the City Council on August 1, 2001.

(7:05 - 7:17) 1 - 2360

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ABEYANCE - Z-0022-01(1) - KB HOMES OF NEVADA, INC.

APPROVED

4. If this Site Development Plan Review is not exercised within two years of the City Council approval, this Site Development Plan Review shall be void unless an Extension of Time is granted.

5. The setbacks for this development shall be a minimum of 18 feet to the garage (up to 7,000 square foot lots), or 20 feet to the garage (10,000 square foot lots), or 25 feet to the garage (20,000 square foot lots); a minimum of 5 feet on the side (up to 7,000 square foot lots), or 10 feet on the side (10,000 square foot and larger lots); a minimum of 10 feet on the corner side (up to 7,000 square foot lots) or 15 feet on the corner side (10,000 square foot and larger lots); a minimum of 15 feet in the rear (up to 7,000 square foot lots), or 20 feet in the rear (10,000 square foot lots), or 35 feet in the rear (20,000 square foot lots).

6. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets. Air conditioning units shall not be mounted on rooftops.

Public Works

7. Meet with the Traffic Engineering Division to determine appropriate additional rights-of-way adjacent to this site necessary to provide for dedicated right turn lanes and dual left turn lanes in accordance with Standard Drawing #201.1, and possible bus turnouts in accordance with Standard Drawing #234.1, #234.2 and #234.3 prior to the submittal of a Tentative Map for this site. Dedicate all rights-of-way recommended by the Traffic Engineering Division.

8. Site development to comply with all applicable Conditions of Approval for Z-22-01 and all other site-related actions.

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ITEM

ACTION

B-8.

**ABEYANCE - V-0025-01 - RUBY MADSEN
LIVING TRUST**

Request for a Variance TO ALLOW AN EIGHT FOOT TALL CHAIN-LINK FENCE WHERE A SIX FOOT TALL FENCE IS THE MAXIMUM ALLOWED AND TO ALLOW CHAIN-LINK FENCING WHERE SUCH FENCING IS NOT ALLOWED at 2020 and 2030 Bannie Avenue (APN: 162-04-210-033 and 034), R-E (Residence Estates) Zone, Ward 1 (M. McDonald).

***ON JUNE 20, 2001 THE APPLICANT
REQUESTED THIS ITEM BE WITHDRAWN
WITHOUT PREJUDICE***

Truesdell -
WITHDRAWN WITHOUT PREJUDICE.
Unanimous
(Littlefield, McSwain and Quinn excused)

JOEL McCULLOCH, Planning and Development, stated that on June 20, 2001 the applicant requested this item be withdrawn without prejudice.

There was no one present to represent this application.

CHAIRMAN GALATI declared the Public Hearing open.

There was no one present wishing to speak on this item.

CHAIRMAN GALATI declared the Public Hearing closed.

This is final action.

(6:06 - 6:07) 1 - 180

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ACTION

B-9.

**ABEYANCE - RENOTIFICATION - U-0045-01
- LIA ARNOLD ROBERTS TRUST ON BEHALF
OF SAINT GEORGE ROMANIAN ORTHODOX
CHURCH**

Request for a Special Use Permit and Site Development Plan Review FOR A PROPOSED 6,000 SQUARE FOOT CHURCH WITH A 7,000 SQUARE FOOT RECREATION HALL on 2.62 acres located on the east side of Redrock Street, approximately 330 feet north of Del Rey Avenue (APN: 163-01-102-010), U (Undeveloped) Zone [L (Low Density Residential) General Plan Designation], Ward 1 (M. McDonald).

ON JUNE 18, 2001 THE APPLICANT REQUESTED THIS ITEM BE HELD IN ABEYANCE TO THE AUGUST 23, 2001 PLANNING COMMISSION MEETING

Truesdell -

ABEYANCE TO THE AUGUST 23, 2001 PLANNING COMMISSION MEETING (Applicant to revise site plan).

Unanimous

(Littlefield, McSwain and Quinn excused)

JOEL McCULLOCH, Planning and Development, stated that on June 18, 2001 the applicant requested this item be held in abeyance to the August 23, 2001 Planning Commission meeting.

There was no one present to represent this application.

CHAIRMAN GALATI declared the Public Hearing open to discuss whether this item should be held in abeyance.

SKIP HARROFF, Jones & Charleston, appeared in protest. He will be out of town on August 23, 2001.

PAMELA NOONAN, 5760 Del Rey Avenue, appeared in protest to represent the residents on Del Rey Avenue and Duneville. She will not be able to attend the August meeting.

CHAIRMAN GALATI declared the Public Hearing closed.

To be heard by the Planning Commission on August 23, 2001.

(6:07 - 6:09) 1 - 210

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ACTION

B-10.

ABEYANCE - RENOTIFICATION - U-0058-01
- CITY OF LAS VEGAS ON BEHALF OF
VERIZON WIRELESS

Request for a Special Use Permit and Site Development Plan Review FOR A 60 FOOT TALL WIRELESS COMMUNICATION FACILITY on 1.18 acres on the north side of Owens Avenue, approximately 100 feet east of "J" Street (APN: 139-21-803-008), C-1 (Limited Commercial) Zone, Ward 5 (Weekly).

NOTICES MAILED 97 [6/28/01 PC]
 97 [5/24/01 PC]

APPROVALS 2 Speakers

PROTESTS 0

STAFF RECOMMENDATION: APPROVAL,
subject to:

Planning and Development

1. The monopole design shall be "slim-line", with flush mounted arrays, as depicted in the submitted elevations.
2. Conformance to revised site plans and elevations that were submitted on June 25, 2001.
3. This Special Use Permit shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
4. All development shall be in conformance with the site plan and elevations, except as amended by conditions herein.
5. All City Code requirements and design standards of all City departments must be satisfied.

Goynes -
APPROVED, SUBJECT TO STAFF'S CONDITIONS.
Unanimous
(Littlefield, McSwain and Quinn excused)

JOEL McCULLOCH, Planning and Development, stated revised site plans have been submitted and this pole has been reduced to 55 feet to meet Residential Adjacency standards. There is a decorative block wall around the housing for the equipment. This tower is in the most appropriate location on this site. Staff recommended approval, subject to the conditions.

DAVID ROARK, City of Las Vegas, Manager of Real Estate and Assets, appeared to represent this application. The City has entered into a lease agreement with Verizon. This facility will be in a parking lot at Nucleus Plaza behind some office buildings that the City owns and leases out. The City Council approved the land lease last Council meeting.

CHAIRMAN GALATI declared the Public Hearing open.

TODD FARLOW, 240 North 19th Street, appeared in approval. This will generate income for the City.

AL GALLEG0, Citizen of Las Vegas, asked how much rent the City will receive.

DON CAPE, Spectrum Surveying and Engineering, 7351 West Charleston Boulevard, appeared to represent Verizon Wireless.

MR. ROARK said the City will make \$1,800 per month from this facility. It is a five-year contract with three escalating 5-year options.

CHAIRMAN GALATI declared the Public Hearing closed.

COMMISSIONER TRUESDELL felt the reason to support this proposal is because it is a 55-foot monopole, not because it is on City property or the revenue it will generate.

COMMISSIONER GOYNES agreed to this type of pole and the fact that it is in the proper location.

To be heard by the City Council on August 1, 2001.

(7:17 - 7:22) 1 - 2930

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ACTION

B-11.

Z-0024-99(25) - CONCORDIA HOMES OF NEVADA

Request for a Major Modification to the Lone Mountain West Master Development Plan to ADD APPROXIMATELY 10 ACRES TO THE OVERALL PLAN, on the southwest corner of the intersection of Cliff Shadows Parkway and the Stange Avenue alignment (APN: 137-01-201-014), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] [PROPOSED PD (Planned Development)], Ward 4 (Brown).

NOTICES MAILED 18 [Mailed with Z-0036-01 and Z-0036-01(1)]

APPROVALS 0

PROTESTS 1 Speaker

STAFF RECOMMENDATION: APPROVAL.

**Truesdell -
APPROVED.
Unanimous
(Littlefield, McSwain and Quinn excused)**

JOEL McCULLOCH, Planning and Development, stated this property has a land use of Low Density Residential. That will be consistent with surrounding land use designations of Low Density Residential to the north, south, east and west. Staff recommended approval.

SANDEE YAGOE, Concordia Homes, 6360 South Pecos Road, Suite G, appeared to represent the application. She concurred with all the conditions except the street width. They have three other subdivisions in the Lone Mountain area, which concur with the plan that was submitted.

CHAIRMAN GALATI declared the Public Hearing open.

TODD FARLOW, 240 North 19th Street, appeared in protest.

CHAIRMAN GALATI declared the Public Hearing closed.

COMMISSIONER TRUESDELL was concerned about the overall width of the streets.

NOTE: See Item Nos. B-12 and B-13 for related discussion.

To be heard by the City Council on August 1, 2001.

(7:22 - 7:30) 1 - 3200

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ACTION

B-12.

Z-0036-01 - CONCORDIA HOMES OF NEVADA

Request for a Rezoning FROM: U (Undeveloped) [PCD (Planned Community Development) General Plan Designation] TO: PD (Planned Development) on approximately 10 acres located on the southwest corner of the intersection of Cliff Shadows Parkway and the Stange Avenue alignment (APN: 137-01-201-014), PROPOSED USE: SINGLE FAMILY RESIDENTIAL, Ward 4 (Brown).

NOTICES MAILED 18 [Mailed with Z-0024-99(25) and Z-0036-01(1)]

APPROVALS 0

PROTESTS 1 Speaker

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. Approval of a Major Modification to add this parcel into the Lone Mountain West Master Plan.

2. A Resolution of Intent with a two-year time limit.

3. A Site Development Plan Review application shall be approved by the Planning Commission prior to issuance of any permits, any site grading, and all development activity on this site.

Public Works

4. Submit a Vacation Application to vacate patent easements within the Craig Road alignment adjacent to this site.

Truesdell -
APPROVED, SUBJECT TO STAFF'S CONDITIONS.
Unanimous
(Littlefield, McSwain and Quinn excused)

JOEL McCULLOCH, Planning and Development, stated this rezoning will conform to the General Plan and intent of the Lone Mountain West Master Development Plan. Staff recommended approval, subject to the conditions.

SANDEE YAGOE, Concordia Homes, 6360 South Pecos Road, Suite G, concurred with all the conditions except the street width. They have three other subdivisions in the Lone Mountain area, which concur with the plan that was submitted.

DAPHNEE LEGARZA, Public Works, explained that the units to the east were prior to the adoption of the new subdivision ordinance, which requires 37 or 39 square foot public streets back of curb to back of curb.

CHAIRMAN GALATI declared the Public Hearing open.

TODD FARLOW, 240 North 19th Street, appeared in protest. He did not think this met the open space requirements. MR. McCULLOCH responded that they are in compliance with the open space requirements.

CHAIRMAN GALATI declared the Public Hearing closed.

COMMISSIONER TRUESDELL was concerned about the overall width of the streets.

NOTE: See Item Nos. B-11 and B-13 for related discussion.

To be heard by the City Council on August 1, 2001.

7:22 - 7:30) 1 - 3200

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Z-0036-01 - CONCORDIA HOMES OF NEVADA

APPROVED

5. Dedicate 30 feet of right-of-way adjacent to this site for Stange Avenue, and dedicate those portions of Cliff Shadow Parkway not previously dedicated for a total street width of 80 feet both adjacent to and through this site prior to the issuance of any permits.

6. Construct half-street improvements including appropriate overpaving, if legally able, on Stange Avenue; and construct half-street and full width street improvements as appropriate on Cliff Shadows Parkway adjacent to this site concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.

7. Coordinate with the Collection Systems Planning Section of the Department of Public Works to extend public sewer in Stange Avenue to the western edge of this site to a location and depth acceptable to the City Engineer. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.

8. An update to the previously approved Master Traffic Impact Analysis for the Lone Mountain West Planned Development shall be approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Final Map for this site, whichever may occur first. Comply with the recommendations of the approved Traffic Impact Analyses prior to occupancy of the site. The City

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APPROVED

shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits or the recordation of a Final Map for this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any Condition of Approval imposed by the Planning Commission or the City Council on the development of this site.

9. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings, or the recordation of a Final Map for this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to contribute monies for the construction of neighborhood or local drainage

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Z-0036-01 - CONCORDIA HOMES OF NEVADA

APPROVED

improvements. The amount of such monies shall be determined by the approved drainage plan/study and shall be contributed prior to the issuance of any building or grading permits, whichever may occur first. In lieu of monetary contributions, in whole or in part, the developer may agree to construct such drainage facility improvements as are recommended by the approved drainage plan/study concurrent with development of this site if allowed by the Planning Engineer.

10. A Homeowner's Association shall be established to maintain all perimeter walls, landscaping, private drives and common areas created with this development. All landscaping shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.

11. The final layout of this site shall be determined with the Tentative Map.

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B-13.

Z-0036-01(1) - CONCORDIA HOMES OF NEVADA

Request for a Site Development Plan Review FOR A PROPOSED 47-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on approximately 10 acres on the southwest corner of the intersection of Cliff Shadows Parkway and the Stange Avenue alignment (APN: 137-01-201-014), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] [PROPOSED PD (Planned Development)], Ward 4 (Brown).

NOTICES MAILED 18 [Mailed with Z-0024-99(25) and Z-0036-01]

APPROVALS 0

PROTESTS 1 Speaker

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. The City Council shall approve a Major Modification [Z-0024-99(25)] and Rezoning (Z-0036-01) to a PD (Planned Development) Zoning District.

2. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.

3. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.

4. Submit a revised site plan for approval of the Planning and Development staff that depicts the required trail alignment along the southern portion of the property.

5. Construct the trail along the southern portion of the property prior to 75% of the subdivision being completed.

Truesdell -

APPROVED, SUBJECT TO STAFF'S CONDITIONS WITH CONDITION NOS. 4 AND 5 DELETED.

Unanimous

(Littlefield, McSwain and Quinn excused)

JOEL McCULLOCH, Planning and Development, stated this site plan depicts an orderly placement of buildings and roadways. There is a condition requiring submittal of a revised site plan depicting compliance with Title 18 Subdivision Code requiring a minimum street width of 37 feet. Further, there is a condition requiring the applicant to contribute towards the development of Part 2 of a monetary sum to be determined at a later date. This development will be compatible with other uses proposed in the Lone Mountain West Master Development Plan and will ultimately enhance the overall quality and diversity of housing types available. He requested Condition Nos. 4 and 5 be removed inasmuch as they pertain to a trail development that should be developed with the parcel to the north. Staff recommended approval, subject to the conditions.

SANDEE YAGOE, Concordia Homes, 6360 South Pecos Road, Suite G, concurred with all the conditions except the street width. They have three other subdivisions in the Lone Mountain area, which concur with the plan that was submitted.

DAPHNEE LEGARZA, Public Works, explained that the units to the east were prior to the adoption of the new subdivision ordinance, which requires 37 or 39 square foot public streets back of curb to back of curb.

CHAIRMAN GALATI declared the Public Hearing open.

TODD FARLOW, 240 North 19th Street, appeared in protest. He did not think this met the open space requirements. MR. McCULLOCH responded that they are in compliance with the open space requirements.

CHAIRMAN GALATI declared the Public Hearing closed.

COMMISSIONER TRUESDELL was concerned about the overall width of the streets.

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6. The applicant and Planning and Development staff shall cooperatively prepare a mutually acceptable method of compliance with the requirement for contribution to the future development of Park 2.

7. The setbacks for this development shall be 18 feet in the front (16 feet when on a cul-de-sac), five feet on the side, 10 feet on a corner side yard, and 15 feet in the rear.

8. Submit a revised site plan that depicts compliance with Title 18 (Subdivision Ordinance) requirements of a minimum street width of 37 feet.

9. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

10. Where new water mains are extended along streets and fire hydrants are not needed for protection of structures, hydrants shall be spaced at a maximum distance of 1,000 feet.

Public Works

11. This site plan shall be redesigned to comply with the Title 18 – Subdivision Ordinance private street width standards for the design, layout and construction of all interior private streets. The Tentative Map of this site shall reflect such requirements.

12. Gated access drives, if proposed, shall be designed, located, and constructed in accordance with Standard Drawing #222a.

GREG BARGULL, CVL Consultants, 6280 South Valley View Boulevard, Suite #200, appeared to represent the applicant.

NOTE: See Item Nos. B-11 and B-12 for related discussion.

To be heard by the City Council on August 1, 2001.

(7:22 - 7:30) 1 - 3200

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Z-0036-01(1) - CONCORDIA HOMES OF NEVADA

APPROVED

13. The design and layout of all on-site private circulation and access drives shall meet the approval of the Department of Fire Services prior to the issuance of any permits.

14. Site development to comply with all applicable Conditions of Approval for Zoning Reclassification Z-36-01 on this same agenda; and all other site-related actions.

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B-14.

Z-0038-01 - CITY OF LAS VEGAS

Request for a Rezoning FROM: U (Undeveloped) [TC (Town Center) General Plan Designation] TO: TC (Town Center) on approximately 1.02 acres on the south side of Buffalo Drive Alignment and the west side of the John Herbert Boulevard Alignment (APN: portion of 125-21-701-005), PROPOSED USE: PARKING, Ward 6 (Mack).

NOTICES MAILED 372 [Mailed with V-0035-01 and MSP-0002-01]

APPROVALS 0

PROTESTS 1 [Within Notification]

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. A Resolution of Intent with a two-year time limit.

2. Site development to comply with all applicable Conditions of Approval for Z-0076-98(10) and all other site-related actions.

Truesdell -
APPROVED, SUBJECT TO STAFF'S CONDITIONS.
Unanimous
(Littlefield, McSwain and Quinn excused)

JOEL McCULLOCH, Planning and Development, stated this request will bring this parcel into compliance with the General Plan and Site Development Plan Review, Z-0076-98(10). Staff recommended approval, subject to the conditions.

CHAIRMAN GALATI declared the Public Hearing open.

There was no one present wishing to speak on this item.

CHAIRMAN GALATI declared the Public Hearing closed.

To be heard by the City Council on August 1, 2001.

(7:30 - 7:32) 1 - 3680

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ACTION

B-15.

Z-0039-01 - ABRAHAM SCHWARTZ TRUST, MARGARET HAHN TRUST, AND HANS AARESKJOLD

Request for a Rezoning FROM: R-4 (High Density Residential) TO: C-2 (General Commercial) on 1.52 acres located along the west side of 8th Street between Carson Avenue and Bridger Avenue, and along the south side of Carson Avenue between 8th Street and 9th Street (APN: 139-34-712-002 - 005, 008, 010 through 013), Ward 5 (Weekly).

NOTICES MAILED 105 [Mailed with Z-0039-01(1), V-0038-01, V-0039-01 and U-0071-01]

APPROVALS 0

PROTESTS 11 Speakers
15 Persons in Audience
1 Letter
10 [Within Notification]

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. A Resolution of Intent with a two-year time limit.

2. A Site Development Plan Review application shall be approved at a public hearing before the Planning Commission and City Council prior to approval or issuance of any permits, any site grading, and all development activity on this site.

Public Works

3. Coordinate with the City Surveyor to determine whether a Reversionary Map to revert the underlying lot lines to acreage is necessary; if such Reversionary Map is required, it shall record prior to the issuance of any building permits for this site.

Truesdell -

APPROVED, SUBJECT TO STAFF'S CONDITIONS WITH CONDITION NO. 5 MODIFIED TO ADD "AS REQUIRED BY LAND DEVELOPMENT AND THE INSPECTORS;" AND ADDITIONAL CONDITION REQUIRING THE APPLICANT TO SUBMIT A VACATION APPLICATION TO VACATE AND IMPROVE THE EXISTING ALLEY.

Motion carried with Goynes voting NO. (Littlefield, McSwain and Quinn excused)

NOTE: COMMISSIONER GOYNES made a first motion for abeyance to the July 12, 2001 meeting (Applicant to meet with residents). Motion did not carry with Buckley and Truesdell voting NO. (Littlefield, McSwain and Quinn excused)

JOEL McCULLOCH, Planning and Development, stated this proposal will meet several objectives of the Las Vegas 2020 Master Plan and will conform to the land use designation of Medium to High Density Residential. Staff recommended approval, subject to the conditions.

STEPHEN BIAGIOTTI, President, SDASHS Apts. Ltd., 1200 Riverside Drive, Reno, Nevada, 89501, appeared to represent the application. This will principally be a residential community, but there will be 2,000 square feet of retail. His company has built a similar project in Reno. Several staff members and elected officials have seen that project. His company builds a quality project.

MEL LACQUEMENT, Zoning Consultant, 208 Campbell, appeared to represent the applicant. He requested Condition No. 5 be amended to include "as needed." DAPHNEE LEGARZA, Public Works, agreed to amending that condition as requested.

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**Z-0039-01 - ABRAHAM SCHWARTZ TRUST,
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4. Dedicate a 10-foot radius on the southeast corner of Eighth Street and Bridger Avenue, a 20-foot radius on the northwest corner of Ninth Street and Carson Avenue and a 10-foot radius on the southeast corner of Eighth Street and Carson Avenue prior to the issuance of any permits.

5. Construct all incomplete half-street improvements and full-width alley improvements adjacent to this site, concurrent with development of this site.

6. Remove all substandard public street and alley improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site.

7. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or submittal of any construction drawings. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The Traffic Impact Analysis shall address the proposed circulation of traffic through the parking structure and shall address potential gated security areas, if proposed. The City shall determine traffic signal contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits for this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 and #234.2 to determine additional right-of-way requirements adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard

MR. LACQUEMENT explained that the entrance to this project is on the south end across from the school. Across the street to the north is a parking lot for the casino. Across the street to the west is an old motel area with a couple of single-family residences. There is a five-story limitation. He explained the site plan on the monitor, as well as the project in Reno. There will be an entrance to the garage from the alley. Each floor will have exercise equipment and a laundry. The zero setback occurs on Eighth Street and Carson Avenue. There will be landscaping from six to 15 feet even with the zero setback. The building has offsets all along it. They have worked with the adjacent Junior League.

CHAIRMAN GALATI declared the Public Hearing open.

TODD FARLOW, 240 North 19th Street, appeared in protest. This proposal is too intense. Most of the residents in the area at the present time rent their units. Owner occupied houses create less crime.

ROBERT LAMONTE, Century 21, appeared to represent the owners of 317 South 9th Street in protest. They object to the number of units. They also wonder how the retail will be developed. What security is being proposed?

JASON FERNANDEZ, 215 South 8th Street, appeared in protest. He did not receive a notice of this project. On the day the deal was closing the water was shut off, which caused some of the heater elements to burn out.

SANDRA TAYLOR, 208 South 9th Street, appeared in protest. Most of the residents are elderly, disabled and have lower incomes. Even though she pays rent she still wants to be considered in this plan.

JUNE BOYD, 222 South 10th Street, appeared in protest. She also represented the residents and owners in the area from 10th to 8th Street and Bridger to Carson, which comprises 28 persons. Their biggest concern is crime. Another concern is the parking reduction to 128 spaces from 444 spaces. Recently she made a proposal to upgrade her property but was denied because of the lack of parking. This project will be detrimental for the Las Vegas Academy. She wondered why this property owner would be allowed to have zero setbacks.

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Drawing #201.1 shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any Condition of Approval imposed by the Planning Commission or the City Council on the development of this site.

8. Landscape and maintain all unimproved right-of-way on Eighth Street, Bridger Avenue, Carson Avenue and Ninth Street adjacent to this site.

9. Submit an Encroachment Agreement for all private improvements located in the Eighth Street, Bridger Avenue, Carson Avenue and Ninth Street public right-of-way adjacent to this site prior to occupancy of this site.

10. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the approved drainage plan/study concurrent with development of this

JIM WESTLUND, 214 South 8th Street, appeared in protest. He is the resident manager of Eighth Street Apartments directly across the street from this project. He felt there should be more parking spaces. The zero setback does not make sense.

DONNA RILEY, Property Manager, 207 South 9th Street, appeared in protest. This building will not fit in with the surrounding area and will probably create more crime. The neighbors are close friends.

GLENN BUCKLEW, 200 South 9th Street, appeared in protest. He directs a crisis center, which has had a positive effect on the neighborhood. This would cause the center to close.

JOHN McSTAY, 214 South 9th Street, appeared in protest. The water in the area was shut off without any notification. He considers his neighbors as family. He was concerned as to the type of persons who will be living in this proposed building.

DON GIGUERE, 211 South 9th Street, appeared in protest. This is a close-knit neighborhood. It is not appropriate to grant the applicant exemptions when they have let the entire block deteriorate. There are problems with crime in the area.

AL GALLEG0, Citizen of Las Vegas, appeared in protest. He felt the residents will have cars. In the future the City of Las Vegas will have to build parking garages since they are approving applications with reduced parking. He asked for clarification as to how many square feet the retail will contain and if alcohol will be sold. Where will persons utilizing the retail store be parking? Some of the parking will have to be allocated for handicapped persons.

There were 15 persons in the audience in protest.

CHAIRMAN GALATI declared the Public Hearing closed.

MR. BIAGIOTTI appeared in rebuttal. The seller of the land had the water turned off on the day of the closing and he had it turned back on the same day. This project will primarily be for the elderly and low-income working class individuals. The residents living in a similar project in Reno have had a job for one year. They will be providing 24-hour security. It has one point of ingress/egress. The residents will need a card key to get into the elevators and corridor. The leases will be monthly.

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**Z-0039-01 - ABRAHAM SCHWARTZ TRUST,
MARGARET HAHN TRUST, AND HANS
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site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved drainage plan/study and shall be contributed prior to the issuance of any building or grading permits, whichever may occur first, if allowed by the City Engineer.

They are not allowed to sell liquor because of its close proximity to the high school. At the present time they are having discussions with a sub-shop. They would agree to a restriction of no liquor. In downtown apartment communities the ratio of parking spaces is 3.5. They will coordinate their landscape and fence plan with the Junior League.

MR. LACQUEMENT said the square footage of retail is 2,000. There is a similar project in San Diego that has a .4 ratio. San Diego went through revitalization of their downtown. They exceed the landscape requirements. Most of the residents will be employed downtown. The garage has an entrance off the alley and the building is secured.

COMMISSIONER TRUESDELL felt the alley should be landscaped, lighted, etc. to create more of a sense of community. The garage entrance should be limited to one entrance and the alley closed. That would limit through traffic from the retail. He supported the retail concept. There is a demand for a grocery store in downtown more than there is for a small retail facility. This is a large facility in a downtown urban center, which needs some density. He asked the makeup of the units.

MR. BIAGIOTTI explained that there will be 180 efficiency apartments with approximately 325 square feet, 100 one-bedroom apartments with approximately 400 square feet, and 20 two-bedrooms with approximately 490 square feet. All the units will have complete kitchens, including garbage disposal and full size stove, complete bathrooms, and nine foot ceilings. This is not an SRO project. There will be units above the retail. He showed on the monitor where they plan to close the alley. It will be landscaped, lit, and cleaned, but it cannot be entirely closed because the Junior League uses it. They would agree to no liquor and no slot machines.

MR. LACQUEMENT added that the primary function of the retail is to support the persons living in the building.

COMMISSIONER GOYNES commented that when he visited the area he saw criminal activities surrounding the little stores.

MR. BIAGIOTTI responded that there will be 24-hour security camera surveillance surrounding this building.

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COMMISSIONER GOYNES felt the security system will be destroyed by the criminals. Retail is an outlet for the criminals to hide from Metro.

MR. BIAGIOTTI said the retail will not be a convenience store.

MR. LACQUEMENT noted that vacating the alley will take approximately a year and will be in process while this building is being constructed.

COMMISSIONER BUCKLEY thought this is a good project for downtown. He was concerned that a lot of the people working in the downtown area are not single, but have families. There is a need for parks in the downtown. He wondered what will happen to the persons currently living in the area.

CHAIRMAN GALATI noted that downtowns don't thrive on commercial, but on residential. This is a good quality project and most downtown areas in other cities would like to have it. He is aware of the project in Reno. The parking demand is less in this type of project than in garden apartments. Perhaps there should be a condition to review the parking in one year. He was unsure if a little retail market will be feasible in this project. This project could spur other developments in downtown.

COMMISSIONER GOYNES felt the units are too small. He wondered if this would be for someone making this their home for many years or just until they can relocate to another part of the city. He did not feel the developer is trying to reach into the neighborhoods. How long are the leases and what is the monthly rental?

MR. BIAGIOTTI responded that they will not be providing rental furniture. The intent is to make this a home for the residents where there will be sitting areas to read, a swimming pool, sitting area around greenscape, etc. It will have a pleasing exterior appearance. The requirements of the tax-exempt bond financing has a minimum of a six month lease and the monthly rent will range from \$500 to \$710 with the utilities included.

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**Z-0039-01 - ABRAHAM SCHWARTZ TRUST,
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AARESKJOLD**

COMMISSIONER GOYNES felt he needed more data from Metro. This is a good project, but objected to it displacing the current residents. He made a motion for abeyance to the July 12, 2001 meeting, which did not carry.

NOTE: See Item Nos. B-16, B-17, B-18 and B-19 for related discussion.

To be the first item in the afternoon session of the August 1, 2001 City Council meeting under the Planning and Development Department.

(7:32 - 8:41) 1 - 3790

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B-16.

V-0038-01 - ABRAHAM SCHWARTZ TRUST, MARGARET HAHN TRUST, AND HANS AARESKJOLD

Request for a Variance TO ALLOW A ZERO FOOT REAR YARD SETBACK WHERE 20 FEET IS THE MINIMUM REAR SETBACK REQUIRED; TO ALLOW A ZERO FOOT SIDE YARD SETBACK WHERE 10 FEET IS THE MINIMUM SIDE YARD SETBACK ALLOWED, AND TO ALLOW A ZERO FOOT CORNER SIDE SETBACK WHERE 15 FEET IS THE MINIMUM CORNER SIDE YARD SETBACK ALLOWED on 2.06 acres located along the west side of 8th Street between Carson Avenue and Bridger Avenue, and along the south side of Carson Avenue between 8th Street and 9th Street (APN: 139-34-712-002 through 013), C-2 (General Commercial) and R-4 (High Density Residential) Zones [PROPOSED C-2 (General Commercial)], Ward 5 (Weekly).

NOTICES MAILED 105 [Mailed with Z-0039-01, Z-0039-01(1), V-0039-01 and U-0071-01]

APPROVALS 0

PROTESTS 11 Speakers
15 Persons in Audience
1 Letter
10 [Within Notification]

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. If this Variance is not exercised within two years from date of approval by the City Council it will become void unless an Extension of Time is granted by the City Council.

2. The City Council shall approve a Rezoning (Z-0039-01) to a C-2 (General Commercial) Zoning District.

Truesdell -
APPROVED, SUBJECT TO STAFF'S CONDITIONS.
Motion carried with Goynes voting NO.
(Littlefield, McSwain and Quinn excused)

JOEL McCULLOCH, Planning and Development, stated that because this project was located in close proximity to the Downtown Centennial Plan boundaries, which require zero foot setbacks in certain circumstances and because the overall project will fulfill many of the objectives of the Downtown 2020 Plan that this request is appropriate. Staff recommended approval, subject to the conditions.

CHAIRMAN GALATI declared the Public Hearing open.

APPEARANCES:

STEPHEN BIAGIOTTI, President, SDASHS Apts. Ltd., 1200 Riverside Drive, Reno, Nevada, 89501
MEL LACQUEMENT, Zoning Consultant, 208 Campbell
TODD FARLOW, 240 North 19th Street
ROBERT LAMONTE, Century 21
JASON FERNANDEZ, 215 South 8th Street
SANDRA TAYLOR, 208 South 9th Street
JUNE BOYD, 222 South 10th Street
JIM WESTMUND, 214 South 8th Street
DONNA RILEY, Property Manager, 207 South 9th Street
GLENN BUCKLEW, 200 South 9th Street
JOHN McSTAY, 214 South 9th Street
DON GIGUERE, 211 South 9th Street
AL GALLEG0, Citizen of Las Vegas

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: See Item Nos. B-15, B-17, B-18 and B-19 for related discussion.

To be the first item in the afternoon session of the August 1, 2001 City Council meeting agenda under the Planning and Development Department.

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APPROVED

3. Conformance to the Conditions of Approval for Rezoning Z-0039-01, Special Use Permit U-0071-00, Site Development Plan Review Z-0039-01(1) and any other site-related actions.

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B-17.

V-0039-01 - ABRAHAM SCHWARTZ TRUST, MARGARET HAHN TRUST, AND HANS AARESKJOLD

Request for a Variance TO ALLOW 158 PARKING SPACES WHERE 444 PARKING SPACES ARE THE MINIMUM ALLOWED FOR A PROPOSED 300-UNIT APARTMENT PROJECT located along the west side of 8th Street between Carson Avenue and Bridger Avenue, and along the south side of Carson Avenue between 8th Street and 9th Street (APN: 139-34-712-002 through 013), C-2 (General Commercial) and R-4 (High Density Residential) Zones [PROPOSED C-2 (General Commercial)], Ward 5 (Weekly).

NOTICES MAILED 105 [Mailed with Z-0039-01, Z-0039-01(1), V-0038-01 and U-0071-01]

APPROVALS 0

PROTESTS 11 Speakers
15 Persons in Audience
1 Letter
10 [Within Notification]

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. If this Variance is not exercised within two years from date of approval by the City Council it will become void unless an Extension of Time is granted by the City Council.

2. The City Council shall approve a Rezoning (Z-0039-01) to a C-2 (General Commercial) Zoning District.

3. Conformance to the Conditions of Approval for Rezoning Z-0039-01, Special Use Permit U-0071-00, Site Development Plan Review Z-0039-01(1) and any other site-related actions.

Truesdell -

APPROVED, SUBJECT TO STAFF'S CONDITIONS AND ADDITIONAL CONDITION OF A ONE-YEAR REVIEW AFTER CERTIFICATE OF OCCUPANCY IS ISSUED.

Motion carried with Goynes voting NO.

(Littlefield, McSwain and Quinn excused)

JOEL McCULLOCH, Planning and Development, stated the small size of the units ranging from 319 to 510 square feet will house mostly single person households, people with low incomes and less automobile ownership. Staff recommended approval, subject to the conditions.

CHAIRMAN GALATI declared the Public Hearing open.

APPEARANCES:

STEPHEN BIAGIOTTI, President, SDASHS Apts. Ltd., 1200 Riverside Drive, Reno, Nevada, 89501

MEL LACQUEMENT, Zoning Consultant, 208 Campbell

TODD FARLOW, 240 North 19th Street

ROBERT LAMONTE, Century 21

JASON FERNANDEZ, 215 South 8th Street

SANDRA TAYLOR, 208 South 9th Street

JUNE BOYD, 222 South 10th Street

JIM WESTMUND, 214 South 8th Street

DONNA RILEY, Property Manager, 207 South 9th Street

GLENN BUCKLEW, 200 South 9th Street

JOHN McSTAY, 214 South 9th Street

DON GIGUERE, 211 South 9th Street

AL GALLEG0, Citizen of Las Vegas

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: See Item Nos. B-15, B-16, B-18 and B-19 for related discussion.

To be the first item in the afternoon session of the August 1, 2001 City Council meeting agenda under the Planning and Development Department.

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B-18.

U-0071-01 - ABRAHAM SCHWARTZ TRUST, MARGARET HAHN TRUST, AND HANS AARESKJOLD

Request for a Special Use Permit FOR A MULTI-FAMILY RESIDENTIAL USE on 2.06 acres located along the west side of 8th Street between Carson Avenue and Bridger Avenue, and along the south side of Carson Avenue between 8th Street and 9th Street, (APN: 139-34-712-002 through 013), C-2 (General Commercial) and R-4 (High Density Residential) Zones [PROPOSED C-2 (General Commercial)], Ward 5 (Weekly).

NOTICES MAILED 105 [Mailed with Z-0039-01, Z-0039-01(1), V-0038-01 and V-0039-01]

APPROVALS 0

PROTESTS 11 Speakers
15 Persons in Audience
1 Letter
10 [Within Notification]

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. The City Council shall approve a Rezoning (Z-0039-01) to a C-2 (General Commercial) Zoning District.

2. Conformance to the Conditions of Approval for Rezoning Z-0039-01, Special Use Permit U-0071-00, Site Development Plan Review Z-0039-01(1) and any other site-related actions.

3. If this Special Use Permit is not exercised within two years of the approval, this Special Use Permit shall be void unless an Extension of Time is granted.

4. All City Code requirements and all City departments' design standards shall be met.

Truesdell -
APPROVED, SUBJECT TO STAFF'S CONDITIONS.
Motion carried with Goynes voting NO.
(Littlefield, McSwain and Quinn excused)

JOEL McCULLOCH, Planning and Development, stated that this project will be consistent with the desired pattern of development in this area of the city. Staff recommended approval, subject to the conditions.

CHAIRMAN GALATI declared the Public Hearing open.

APPEARANCES:

STEPHEN BIAGIOTTI, President, SDASHS Apts. Ltd., 1200 Riverside Drive, Reno, Nevada, 89501
MEL LACQUEMENT, Zoning Consultant, 208 Campbell
TODD FARLOW, 240 North 19th Street
ROBERT LAMONTE, Century 21
JASON FERNANDEZ, 215 South 8th Street
SANDRA TAYLOR, 208 South 9th Street
JUNE BOYD, 222 South 10th Street
JIM WESTMUND, 214 South 8th Street
DONNA RILEY, Property Manager, 207 South 9th Street
GLENN BUCKLEW, 200 South 9th Street
JOHN McSTAY, 214 South 9th Street
DON GIGUERE, 211 South 9th Street
AL GALLEGGO, Citizen of Las Vegas

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: See Item Nos. B-15, B-16, B-17 and B-19 for related discussion.

To be the first item in the afternoon session of the August 1, 2001 City Council meeting agenda under the Planning and Development Department.

(7:32 - 8:41) 1 - 3790

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COUNCIL CHAMBERS • 400 STEWART AVENUE

ITEM

ACTION

B-19.

Z-0039-01(1) - ABRAHAM SCHWARTZ, MARGARET HAHN TRUST, AND HANS AARESKJOLD

Request for a Site Development Plan Review FOR A PROPOSED 300 UNIT APARTMENT PROJECT WITH 2,000 SQUARE FEET OF RETAIL COMMERCIAL SPACE on 2.06 acres located along the west side of 8th Street between Carson Avenue and Bridger Avenue, and along the south side of Carson Avenue between 8th Street and 9th Street (APN: 139-34-712-002 through 013), C-2 (General Commercial) and R-4 (High Density Residential) Zones [PROPOSED C-2 (General Commercial)], Ward 5 (Weekly).

NOTICES MAILED 105 [Mailed with Z-0039-01, V-0038-01, V-0039-01 and U-0071-01]

APPROVALS 0

PROTESTS 11 Speakers
15 Persons in Audience
1 Letter
10 [Within Notification]

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. The City Council shall approve a Rezoning (Z-0039-01) to a C-2 (General Commercial)_Zoning District, a Special Use Permit (U-0071-00) to allow multi-family residential use, and Variances (V-0038-01 and V-0039-01) to setback and parking requirements.

2. Conformance to the Conditions of Approval for Rezoning Z-0039-01, Special Use Permit U-0071-00, Variances (V-0038-01 and V-0039-01) and any other site-related actions.

3. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.

Truesdell -

APPROVED, SUBJECT TO STAFF'S CONDITIONS WITH ADDITIONAL CONDITION THAT RETAIL NOT BE A CONVENIENCE STORE OR HAVE LIQUOR SALES.

Motion carried with Goynes voting NO.

(Littlefield, McSwain and Quinn excused)

JOEL McCULLOCH, Planning and Development, stated this use will be different than those generally found in this area and that it will be a mixed use project. However, it will be consistent with the desired pattern of development in the area. This residential project will meet many of the objectives of the 2020 Master Plan. The proposed elevations will provide the appropriate aesthetics for this site and surrounding neighborhood. Staff recommended approval, subject to the conditions.

CHAIRMAN GALATI declared the Public Hearing open.

APPEARANCES:

STEPHEN BIAGIOTTI, President, SDASHS Apts. Ltd., 1200 Riverside Drive, Reno, Nevada, 89501
MEL LACQUEMENT, Zoning Consultant, 208 Campbell
TODD FARLOW, 240 North 19th Street
ROBERT LAMONTE, Century 21
JASON FERNANDEZ, 215 South 8th Street
SANDRA TAYLOR, 208 South 9th Street
JUNE BOYD, 222 South 10th Street
JIM WESTMUND, 214 South 8th Street
DONNA RILEY, Property Manager, 207 South 9th Street
GLENN BUCKLEW, 200 South 9th Street
JOHN McSTAY, 214 South 9th Street
DON GIGUERE, 211 South 9th Street
AL GALLEG0, Citizen of Las Vegas

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: See Item Nos. B-15, B-16, B-17 and B-18 for related discussion.

To be the first item in the afternoon session of the August 1, 2001 City Council meeting agenda under the Planning and Development Department.

(7:32 - 8:41) 1 - 3790

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ITEM

ACTION

**Z-0039-01(1) - ABRAHAM SCHWARTZ,
MARGARET HAHN TRUST, AND HANS
AARESKJOLD**

APPROVED

4. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.

5. All wall air-conditioning units shall be screened from public view.

6. Wallpack lighting shall utilize 'shoe-box' fixtures and downward-directed lights on the proposed building.

7. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.

8. All exterior lighting shall meet the standards of LVMC Section 19A.08.060(C).

Public Works

9. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on-site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222a.

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ITEM

ACTION

B-20.

V-0033-01 - L.C. KENNEDY

Request for a Variance TO ALLOW A 20 FOOT, SEVEN INCH REAR YARD SETBACK WHERE 35 FEET IS THE MINIMUM REAR YARD SETBACK ALLOWED; AND TO ALLOW A 15 FOOT FRONT YARD SETBACK WHERE 20 FEET IS THE MINIMUM FRONT YARD SETBACK ALLOWED at 1341 Crystal Mountain Drive (APN: 163-03-110-003), R-E (Residence Estates) Zone, Ward 1 (M. McDonald).

NOTICES MAILED 71

APPROVALS 0

PROTESTS 3 [Within Notification]
2 Speakers

STAFF RECOMMENDATION: DENIAL. If Approved, subject to:

Planning and Development

1. This Variance shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.

2. City Code requirements and design standards of all City Departments, which are not affected by approval of this Variance must be satisfied.

Public Works

3. The distance from the face of the garage door to the back of sidewalk (or curb, if no sidewalk is proposed) shall be a minimum distance of 18 feet to prevent a car in the driveway from encroaching into the vehicular or pedestrian travel corridor.

4. Site Development to comply with all applicable Conditions of Approval for the Crystal Canyon subdivision and all other site-related actions.

Goynes -

ABEYANCE TO THE JULY 26, 2001 PLANNING COMMISSION MEETING (Applicant to work with Homeowners Association.

Unanimous

(Littlefield, McSwain and Quinn excused)

JOEL McCULLOCH, Planning and Development, stated the applicant is proposing to construct a 4,816 square foot customer designed single-family dwelling. It will encroach 14 feet 5 inches into the rear yard setback. Encroachment in the front yard setback consists of a portion of the covered porch over the front entry. Title 19A requires the minimum rear yard setback in the R-E (Residence Estates) Zone to be 35 feet. Lots that front on a cul-de-sac on a private street require minimum front yard setbacks to be 20 feet. The intent of the R-E (Residence Estates) lots is to preserve the rural character of an area through the implementation of large setbacks that create a feeling of open space. This lot is of a standard width and size when compared to other lots in the R-E (Residence Estates) district. There is no evidence of a unique or extraordinary circumstance and the applicant has created a self-imposed hardship by attempting to overbuild the site. Staff feels the applicant's hardship is financial. Staff recommended denial.

L. C. KENNEDY, 1400 Virginia City Avenue, said this house is situated in a cul-de-sac. They tried to move the house every conceivable way to get it to fit on the lot. If he would have to allow a 20 foot setback in the front and 35 feet in the rear yard the house would consist of 2,546 square feet of living area. The CC&R's require 3,000 or more square feet. This is a single story house.

CHAIRMAN GALATI declared the Public Hearing open.

JIM ROGERS, President, Homeowners Association, 7541 Crystal Forest Drive, appeared in protest. He never saw the plans until this evening. The Homeowners Association is not as opposed to the rear setback as the front setback. He would like to meet with MR. KENNEDY. None of the other homes have been approved for a smaller front yard setback.

TOM SLIGHT, 7481 Crystal Forest Drive, appeared in protest. The CC&R's stipulate that a new homeowner is to meet with the board. The other residents are opposed to the reduced front yard setback, but not necessarily the rear yard setback.

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ITEM

ACTION

V-0033-01 - L.C. KENNEDY

CHAIRMAN GALATI declared the Public Hearing closed.

MR. KENNEDY said he would be willing to meet with the Homeowners Board and furnish them with a set of plans. He had a problem with the designer at the beginning and then he received a letter indicating denial from the Association.

DEPUTY CITY ATTORNEY BRYAN SCOTT advised that the Planning Commission is not bound by the CC&R's for this development.

To be heard by the Planning Commission on July 26, 2001.

(8:58 - 9:06) 2 - 2662

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ITEM

ACTION

B-21.

V-0034-01 - CLARK COUNTY SCHOOL DISTRICT

Request for a Variance TO ALLOW 104 PARKING SPACES WHERE 110 SPACES IS THE MINIMUM NUMBER ALLOWED FOR A PROPOSED 58,979 SQUARE FOOT ELEMENTARY SCHOOL on 9.01 acres at the northeast corner of the intersection of "J" Street and Adams Avenue (APN: 139-28-607-007), C-V (Civic) Zone, Ward 5 (Weekly).

NOTICES MAILED 233 [Mailed with SD-0026-01]

APPROVALS 0

PROTESTS 0

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. If this Variance is not exercised within two (2) years from date of approval by the City Council it will become void unless an Extension of Time is granted by the City Council.

2. City Code requirements and design standards of all City Departments, which are not affected by approval of this Variance, must be satisfied.

Goynes -

APPROVED, SUBJECT TO STAFF'S CONDITIONS.

Motion carried with Galati abstaining due to the fact the School District is a client of his architectural firm. (Littlefield, McSwain and Quinn excused)

JOEL McCULLOCH, Planning and Development, stated Section 19A.10.010 of the Las Vegas Municipal Code requires elementary or junior high/middle school public and private schools to provide two spaces per classroom, plus 20 spaces for administrative staff. The proposed elementary school is required, according to Title 19A, to provide a total of 110 parking spaces, where a 5.5 reduction in parking spaces is proposed. This request represents a minor deviation from the code standards and unique and extraordinary circumstances exist due to the size of the site. Staff recommended approval, subject to the conditions.

CAROL BAILEY, Clark County School District, 4828 South Pearl Street, appeared to represent the application.

MELVIN GREEN, Architect, appeared to represent the Clark County School District.

CHAIRMAN GALATI declared the Public Hearing open.

There was no one present wishing to speak on this item.

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: See Item No. B-22 for related discussion.

To be heard by the City Council on August 1, 2001.

(9:06 - 9:11) 2 - 3060

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ITEM

ACTION

B-22.

SD-0026-01 - CLARK COUNTY SCHOOL DISTRICT

Request for a Site Development Plan Review and a Reduction in Required Site Perimeter Landscaping FOR A PROPOSED 58,979 SQUARE FOOT ELEMENTARY SCHOOL on 9.01 acres at the northeast corner of the intersection of "J" Street and Adams Avenue (APN: 139-28-607-007), C-V (Civic) Zone, Ward 5 (Weekly).

NOTICES MAILED 233 [Mailed with V-0034-01]

APPROVALS 0

PROTESTS 0

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. Approval by City Council of a Variance (V-0034-01) to allow 104 parking spaces for the new elementary school.
2. The landscape plan shall be revised to plant the 24-inch box trees twenty-feet on center along "I" Street, Adams Avenue and "J" Street with shrubs and groundcover that conform to the City of Las Vegas Urban Design Standards and Guidelines Standards.
3. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
4. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.

Goynes -

APPROVED, SUBJECT TO STAFF'S CONDITIONS WITH CONDITION NO. 15 AMENDED AS FOLLOWS: "ALTERNATIVELY, IN LIEU OF A TRAFFIC IMPACT ANALYSIS, THE APPLICANT MAY PARTICIPATE IN A REASONABLE ALTERNATIVE MUTUALLY ACCEPTABLE TO THE APPLICANT AND THE DEPARTMENT OF PUBLIC WORKS."

Motion carried with Galati abstaining due to the fact the School District is a client of his architectural firm. (Littlefield, McSwain and Quinn excused)

JOEL McCULLOCH, Planning and Development, stated this site plan depicts an orderly layout and demonstrates a cohesive design. A submitted landscape plan depicts landscaping around approximately three-quarters of the perimeter of the subject site. The landscaping is adequate for this site because of the landscape ballfields on the north side of the site, which will be visible from abutting streets and residential properties thereby compensating for a lack of planters. A condition is recommended to revise the landscape plan to plant 24-inch box trees 20 feet on center along "I" Street, Adams Avenue, and "J" Street with shrubs and ground cover that conform to the City of Las Vegas Urban Design Guidelines and Standards. The submitted elevations depict typical design and construction materials for all elementary schools in the Las Vegas valley, which will be appropriate for this subject location. Staff recommended approval, subject to the conditions.

CAROL BAILEY, Clark County School District, 4828 South Pearl Street, appeared to represent the application.

MELVIN GREEN, Architect, said they would like to amend Condition No. 15 since this is an existing school to include an alternative in lieu of a Traffic Impact Analysis, indicating the applicant may participate in a reasonable alternative mutually acceptable to the applicant, as well as the Department of Public Works.

DAPHNEE LEGARZA, Public Works, concurred with amended Condition No. 15 as proposed by the applicant's architect.

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SD-0026-01 - CLARK COUNTY SCHOOL DISTRICT

5. Wallpack lighting shall utilize 'shoe-box' fixtures and downward-directed lights on the proposed buildings. Lighting standards within the parking lots shall be no more than 15 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights.

6. All exterior lighting shall meet the standards of LVMC Section 19A.08.060(C).

7. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.

8. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.

9. A landscaping plan shall be submitted prior to or at the same time application is made for a building permit, or prior to occupancy, whichever occurs first.

10. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

11. All City Code requirements and design standards of all City departments must be satisfied.

CHAIRMAN GALATI declared the Public Hearing open.

There was no one present wishing to speak on this item.

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: See Item No. B-21 for related discussion.

This is final action.

(9:06 - 9:11) 2 - 3060

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SD-0026-01 - CLARK COUNTY SCHOOL DISTRICT

Public Works

12. Dedicate a 20 foot radius on the southeast corner of "J" Street and Madison Avenue, a 20 radius on the southwest corner of Madison Avenue and "I" Street, a 20 radius on the northwest corner of "I" Street and Adams Avenue and a 20 radius on the northeast corner of Adams Avenue and "J" Street prior to the issuance of any permits.

13. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site.

14. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on-site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222a.

15. Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or submittal of any construction drawings, whichever may occur first. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits for this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus

APPROVED

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SD-0026-01 - CLARK COUNTY SCHOOL DISTRICT

APPROVED

turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any Condition of Approval imposed by the Planning Commission or the City Council on the development of this site.

16. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Final Map for this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the approved drainage plan/study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved drainage plan/study and shall be contributed prior to the issuance of any building or grading permits, whichever may occur first, if allowed by the City Engineer.

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COUNCIL CHAMBERS • 400 STEWART AVENUE

ITEM

ACTION

B-23.

V-0035-01 - ROME 13.75, LIMITED LIABILITY COMPANY

Request for a Variance TO ALLOW AN 80-FOOT-HIGH FREE-STANDING SIGN WHERE AN 8 FOOT TALL IS THE MAXIMUM SIGN HEIGHT ALLOWED on the west side of John Herbert Boulevard between the Buffalo Drive Alignment and Sky Pointe Drive Alignment (APN: 125-21-701-005, 125-21-801-003, 004, 012, 015, and 017), TC (Town Center) Zone, Ward 6 (Mack).

NOTICES MAILED 372 [Mailed with Z-0038-01 and MSP-0002-01]

APPROVALS 0

PROTESTS 2 [Within Notification]
6 Speakers
53 Petition

STAFF RECOMMENDATION: DENIAL. If approved, subject to:

Planning and Development

1. Conformance to the site plan and elevations as submitted.

2. This Variance shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.

Buckley - DENIED.

Motion carried with Goynes voting NO. (Littlefield, McSwain and Quinn excused)

JOEL McCULLOCH, Planning and Development, stated that the Town Center development standards are incorporated into Title 19A by reference and only allow monument signs at a maximum of eight feet. There is no demonstrated justification to increase the allowable sign height by 900 percent. The applicant's justification for this request is based on the future development of a three-tiered interchange, which will necessitate this tall sign so it can be seen. This request is premature and should be considered if and when the three-tiered interchange is developed. Staff recommended denial.

ATTORNEY BOB GRONAUER, Kummer Kaempfer Bonner & Renshaw, 3800 Howard Hughes Parkway, 7th Floor, appeared to represent Rome properties. He passed out a handout and indicated the area where this property is located and its surroundings on the monitor, as well as the appearance of the sign. There are 22 acres of commercial property. There will be a Target Greatland and Von's, etc., in the area. There will also be flyover freeway ramps in the future. This sign will be used for a regional draw for customers. It will not have any impact on the residents to the east. The sign will be blocked from view when looking at it from some of the angles. He requested this application be approved, subject to a minimum of not building the sign for five years or until the flyover ramp is constructed. Eight foot high signs will not be feasible on this property.

CHAIRMAN GALATI declared the Public Hearing open.

PERRY SHAMONEY, 6660 North Buffalo Drive, appeared in protest. This sign will impact his residential area due to its lighting.

MANUEL ARIAS, JR., Timberlake, 8237 Fawn Heather Court, appeared in protest. The applicant knew this sign height is not allowed in this area. The applicant should put this sign in an area that has more visibility.

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ACTION

V-0035-01 - ROME 13.75, LIMITED LIABILITY COMPANY

LOUISE RUSKAMP, 8500 Log Cabin Way, appeared in protest. She submitted a petition with 53 signatures in opposition. She objected to an 80-foot high sign on this property. This is visual blight. Town Center is supposed to be a unique area and service the residents in the northwest. Town Center is not designed to attract business from the freeway. The flyover ramps are just potential and their heights are unknown. This sign is premature.

STEPHEN REILLY, Elkhorn Springs, 7000 Steeple Court, appeared in protest. He objected to seeing this sign from his back yard. There is no justification for this Variance and no support for this sign from the neighborhood.

TIM O'NEILL, Pine Meadows, 8905 Colorful Pines, appeared in protest. The southern portion of his development borders Town Center. They have never supported any pylon signs. It would be nice to have a clock tower but not so high. They are against drawing residents from outside the area.

TODD FARLOW, 240 North 19th Street, appeared in protest. He liked the idea of the clock tower, but not the idea that the sign would be on a pole. This would be backsliding into Town Center.

CHAIRMAN GALATI declared the Public Hearing closed.

ATTORNEY GRONAUER appeared in rebuttal to indicate he lives in Elkhorn Springs. This is an intense commercial area and the signs have unique circumstances. It is difficult to be creative with an eight foot high monument sign. Within the next five years this area will be blossoming.

COMMISSIONER TRUESDELL noted that there will be a 35 foot high Target store. The code requires only eight-foot high monument signs for this area.

MR. McCULLOCH read from the code in regard to Suburban Mixed Use: "Excepting the area adjacent to the Beltway, mixed use development shall be no more than two stories in height. If a building wall is within 330 feet of the right-of-way of the Beltway or US95, the maximum height shall be one story above the average of the highest elevated roadway."

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V-0035-01 - ROME 13.75, LIMITED LIABILITY COMPANY

CHRIS GLORE said that language would indicate a building to be X number of feet higher than the adjacent elevated roadway at the time the building was approved. For example, if the tri-level interchange is 60 feet, in ten to fifteen years a building higher would be approvable at that time, but not today.

COMMISSIONER TRUESDELL thought Town Center could be significantly developed in five years. There could be an opportunity to create a sign element and cell towers, etc. where they are hidden away as much as possible and create a better sense of community. Target is not a neighborhood store. There needs to be more study in how signs are to be dealt with in the immediate core of the roadway.

COMMISSIONER BUCKLEY felt there are sign standards for this area. There is no justification for Variances on the initial projects in Town Center.

This is final action.

(9:11 - 9:42) 2 - 3400

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COUNCIL CHAMBERS • 400 STEWART AVENUE

ITEM

ACTION

B-24.

**V-0036-01 - BUFFALO & LAKE MEAD
BOULEVARD, LIMITED LIABILITY COMPANY**

Request for a Variance TO ALLOW 98 PARKING SPACES WHERE 142 PARKING SPACES ARE THE MINIMUM ALLOWED FOR AN EXISTING COMMERCIAL CENTER at 7411 West Lake Mead Boulevard (APN: 138-22-302-008), C-1 (Limited Commercial) Zone, Ward 4 (Brown).

STAFF REQUESTED THIS ITEM BE HELD IN ABEYANCE TO THE JULY 26, 2001 PLANNING COMMISSION MEETING IN AN EFFORT TO PROVIDE THE APPLICANT AN OPPORTUNITY TO SUBMIT REVISED SITE PLANS AND THE STATEMENT OF FINANCIAL INTEREST FOR THIS PROPERTY

Truesdell -
ABEYANCE TO THE JULY 26, 2001 PLANNING COMMISSION MEETING (Applicant to submit required documents).

**Unanimous
(Littlefield, McSwain and Quinn excused)**

JOEL McCULLOCH, Planning and Development, stated staff would like to have this item held in abeyance to the July 26, 2001 Planning Commission meeting in an effort to have the applicant submit revised site plans.

CHAIRMAN GALATI declared the Public Hearing open.

There was no one present wishing to speak on this item.

CHAIRMAN GALATI declared the Public Hearing closed.

To be heard by the Planning Commission on July 26, 2001.

(6:09 - 6:10) 1 - 270

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COUNCIL CHAMBERS • 400 STEWART AVENUE

ITEM

ACTION

B-25.

**V-0037-01 - MKP MANAGEMENT COMPANY,
LIMITED LIABILITY COMPANY**

Request for a Variance TO ALLOW AN ELECTRONIC MESSAGE UNIT WHERE SUCH MESSAGING IS NOT ALLOWED WITHIN 200 FEET OF RESIDENTIALLY DEVELOPED PROPERTY at 4600 North Rancho Drive (APN: 138-02-101-009), C-2 (General Commercial) Zone, Ward 6 (Mack).

NOTICES MAILED 376

APPROVALS 0

PROTESTS 1 [Within Notification]
1 Speaker

STAFF RECOMMENDATION: APPROVAL,
subject to:

Planning and Development

1. The elevations of the sign shall be revised to depict a maximum height of twenty (20) feet and sign support comprising two stuccoed poles as the base for the sign.

2. This Variance shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.

3. City Code requirements and design standards of all City Departments, which are not affected by approval of this Variance, must be satisfied.

4. Approval of and conformance to the Conditions of Approval for Variance (V-0046-00), Special Use Permits (U-0019-00) and [U-0019-00(1)] and Site Development Plan Review (SD-0023-00).

**Goynes -
DENIED.
Unanimous
(Littlefield, McSwain and Quinn excused)**

JOEL McCULLOCH, Planning and Development, stated that Title 19A states that signs over 200 feet from any existing residential property or from property which is designated in the General Plan is appropriate for future residential development may be animated and/or contained in an electronic reader board. This sign will be located approximately 120 feet from a C-2 (General Commercial) zoned property to the south, which contains a non-conforming single-family residence. A unique and extraordinary circumstance exists and the existing single-family home to the south is a non-conforming use by virtue of residential developments not being allowed in the C-2 (General Commercial) zoning district. The aesthetics of this sign are not compatible with the surrounding area, so there is a condition requiring this sign to be limited to 20 feet in height and constructed of two stuccoed poles making the base. Staff recommended approval, subject to the conditions.

RICHARD KIRSCH, Sign Innovations, 242 Sunpac Avenue, Henderson, Nevada, appeared to represent the applicant. He objected to Condition No. 1 because a permit has been pulled to put the sign at 30 feet, minus the electronic message unit. This application is not for the entire sign, just the electronic message unit. This sign will be put up in ten working days. It would not be economically feasible to reduce this pole to 20 feet and have two stuccoed poles as the base.

CHAIRMAN GALATI was more concerned about the aesthetics of the sign than its height. He declared the Public Hearing open.

TODD FARLOW, 240 North 19th Street, appeared in protest. He objected to the aesthetics and the fact that it was a pole sign.

CHAIRMAN GALATI declared the Public Hearing closed.

COMMISSIONER TRUESDELL does not see the need for a reader board. He does not object to signs, but they should be aesthetically pleasing.

This is final action.

(9:42 - 9:48) 3 - 840

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ITEM

ACTION

B-26.

**U-0109-94(2) - CHIP AND HELEN JOHNSON
FAMILY TRUST ON BEHALF OF ELLER
OUTDOOR ADVERTISING**

Required Two Year Review on an approved Special Use Permit which allowed a 14 foot x 48 foot off-premise advertising (billboard) sign at 1767 North Rancho Drive (APN: 139-19-812-018), C-2 (General Commercial) Zone, Ward 5 (Weekly).

NOTICES MAILED 65

APPROVALS 0

PROTESTS 0

STAFF RECOMMENDATION: APPROVAL,
subject to:

Planning and Development

1. This Special Use Permit shall be reviewed in two (2) years at which time the City Council may require the off-premise advertising (billboard) sign be removed. The applicant shall be responsible for notification costs of the review. Failure to pay the City for these costs may result in a requirement that the off-premise advertising (billboard) sign is removed.

2. If the existing off-premise advertising sign structure is removed, this Special Use Permit shall be expunged and a new off-premise advertising sign structure shall not be erected in the same location unless: (1) a new Special Use Permit is approved for the new structure by the City Council, or (2) the location is in compliance with all applicable standards of Title 19A including, but not limited to, distance separation requirements, or (3) a Variance to the applicable standards of Title 19A has been approved for the new structure by the City Council.

3. The off-premise advertising (billboard) sign and its supporting structure shall be properly maintained and kept free of graffiti at all times. Failure to perform the required maintenance may result in fines and/or removal of the off-premise advertising (billboard) sign.

Goynes -
APPROVED, SUBJECT TO STAFF'S CONDITIONS.
Unanimous
(Littlefield, McSwain and Quinn excused)

JOEL McCULLOCH, Planning and Development, stated Section 19A.14.010 of the Las Vegas Municipal Code allows the removal of an off-premise advertising sign if conditions in the surrounding area have changed since the off-premise sign was approved. The continued use of this off-premise advertising sign is appropriate and the vicinity has not changed substantially in the past two years. Staff recommended approval, subject to the conditions.

ATTORNEY BOB GRONAUER, Kummer Kaempfer Bonner & Renshaw, 3800 Howard Hughes Parkway, 7th Floor, appeared to represent the applicant. This sign is adjacent to Rancho Road. The circumstances in the area have not significantly changed since the last approval.

CHAIRMAN GALATI declared the Public Hearing open.

There was no one present wishing to speak on this item.

CHAIRMAN GALATI declared the Public Hearing closed.

To be heard by the City Council on August 1, 2001.

(9:48 - 9:50) 3 - 1050

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ITEM

ACTION

B-27.

U-0066-01 - MOUNTAIN SPA RESORT DEVELOPMENT, LIMITED LIABILITY COMPANY ON BEHALF OF MEADOWBROOK MOUNTAIN SPA

Request for a Special Use Permit and Site Development Plan Review FOR A TAVERN AND ALCOHOLIC BEVERAGE CARTS IN CONJUNCTION WITH AN EXISTING GOLF COURSE on Mountain Spa Drive, approximately 900 feet north of Monte Viso Drive, C-1 (Limited Commercial) Zone, Ward 6 (Mack).

NOTICES MAILED 20

APPROVALS 0

PROTESTS 1 Speaker

STAFF RECOMMENDATION: APPPROVAL, subject to:

Planning and Development

1. Approval of this Special Use Permit does not constitute approval of a liquor license.
2. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.
3. Conformance to the Conditions of Approval for Site Development Plan Review [Z-0075-91(8)] and all applicable Conditions of Approval for the Mountain Spa Golf Course and all other subsequent site-related actions.
4. If this Special Use Permit is not exercised within two years after the approval, this Special Use Permit shall be void unless an Extension of Time has been granted.
5. All City Code requirements and design standards of all City departments must be satisfied.

Truesdell -

APPROVED, SUBJECT TO STAFF'S CONDITIONS.

Motion carried with Buckley abstaining due to the fact his law firm represents one of Mountain Spa's lenders. (Littlefield, McSwain and Quinn excused)

JOEL McCULLOCH, Planning and Development, stated this property is currently zoned C-1 (Limited Commercial) within the Mountain Spa planned community development area, which allows a liquor establishment use with approval of a Special Use Permit. The alcoholic beverage cart use will be primarily operated on the Silver Stone Golf Club 27-hole golf course which is zoned RPD-3. This use conforms to the City of Las Vegas Zoning Code requirements for a tavern in terms of required separation distances. Title 19A does not allow liquor establishment use at a fixed location within a residential zone, but is silent in regard to the proposed mobile liquor sales use within a residential zone. This use is ancillary to the proposed tavern and should be considered as part of the overall Silver Stone Golf Club operation. Staff recommended approval, subject to the conditions.

ATTORNEY BOB GRONAUER, Kummer Kaempfer Bonner & Renshaw, 3800 Howard Hughes Parkway, 7th Floor, appeared to represent the Silver Stone Golf Club. This is nothing different than what is at other golf courses throughout the valley. He concurred with staff's conditions.

CHAIRMAN GALATI declared the Public Hearing open.

JACK AVERY, 7235 Racel Street, appeared in protest. Mountain Spa has been in the process of being built for the past nine or ten years. He was concerned about where the main entrance will be located and the liquor sales. School children have to pass this development and wondered what affect persons consuming liquor would have on the children.

CHAIRMAN GALATI declared the Public Hearing closed.

ATTORNEY GRONAUER clarified that this golf course is a separate entity from Mountain Spa. This use is no different than what other golf courses have.

COMMISSIONER TRUESDELL felt this is an appropriate ancillary use for a golf course.

To be fast tracked to the City Council on July 18, 2001.

(9:50 - 9:57) 3 - 1100

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ITEM

ACTION

**U-0066-01 - MOUNTAIN SPA RESORT
DEVELOPMENT, LIMITED LIABILITY
COMPANY ON BEHALF OF MEADOWBROOK
MOUNTAIN SPA**

Public Works

6. An update to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study.

APPROVED

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ITEM

ACTION

B-28.

**U-0067-01 - FRANK NOYES ON BEHALF OF
MARINA NIMALIE SENEVIRATNE**

Request for a Special Use Permit FOR A CHILD CARE - GROUP HOME (7-12 CHILDREN) at 621 Overview Drive (APN: 138-32-713-014), R-1 (Single Family Residential) Zone, Ward 2 (L.B. McDonald).

STAFF REQUESTED THIS ITEM BE HELD IN ABEYANCE TO THE JULY 26, 2001 PLANNING COMMISSION MEETING IN AN EFFORT TO ALLOW THE APPLICANT ADEQUATE TIME TO LEAVE THE SIGN POSTING POSTED ON THE PROPERTY FOR THE APPROPRIATE AMOUNT OF DAYS AS REQUIRED BY TITLE 19A AND THE NEVADA REVISED STATUTES.

Truesdell -
ABEYANCE TO THE JULY 26, 2001 PLANNING COMMISSION MEETING (Sign to be reposted).

**Unanimous
(Littlefield, McSwain and Quinn excused)**

JOEL McCULLOCH, Planning and Development, stated staff would like to have this item held in abeyance to the July 26, 2001 Planning Commission meeting so that the sign posting requirement can be met.

There was no one present to represent this Special Use Permit.

CHAIRMAN GALATI declared the Public Hearing open.

There was no one present wishing to speak on this item.

CHAIRMAN GALATI declared the Public Hearing closed.

To be heard by the Planning Commission on July 26, 2001.

(6:10 - 6:11) 1 - 300

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ITEM

ACTION

B-29.

**U-0068-01 - CHARLESTON ASSOCIATES,
LIMITED LIABILITY COMPANY ON BEHALF
OF APPLEBEE'S INTERNATIONAL**

Request for a Special Use Permit FOR A PROPOSED SUPPERCLUB (APPLEBEE'S) on the north side of Charleston Boulevard, approximately 1,300 feet east of Rampart Boulevard (APN: 138-32-412-020), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial), Ward 2 (L.B. McDonald).

NOTICES MAILED 384 [Mailed with Z-0030-92(20)]

APPROVALS 0

PROTESTS 0

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. Approval of this Special Use Permit does not constitute approval of a liquor license.
2. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.
3. Conformance to the Conditions of Approval for Boca Park Phase I Master Development Plan.
4. If this Special Use Permit is not exercised within two years after the approval date, this Special Use Permit shall be void unless an Extension of Time has been granted.

Truesdell -
APPROVED, SUBJECT TO STAFF'S CONDITIONS.
Unanimous
(Littlefield, McSwain and Quinn excused)

JOEL McCULLOCH, Planning and Development, stated that Section 19A.04.050 of the City of Las Vegas Zoning Code establishes the criteria for alcohol related uses. The code requires a supperclub to be a minimum of 400 feet from any church, synagogue, school, child care facility licensed for more than twelve children, or City park as measured from property line to property line. In this case, the supperclub meets the minimum distance separation requirements as no protected uses have been identified within 400 feet of the subject property. Staff recommended approval, subject to the conditions.

RICHARD MORENO, Moreno & Associates, 300 South 4th Street, 15th Floor, appeared to represent the applicant. He concurred with staff's conditions.

CHAIRMAN GALATI declared the Public Hearing open.

There was no one present wishing to speak on this item.

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: See Item No. B-30 for related discussion.

To be heard by the City Council on August 1, 2001.

(9:57 - 10:00) 3 - 1360

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ITEM

ACTION

B-30.

Z-0030-92(20) - CHARLESTON ASSOCIATES, LIMITED LIABILITY COMPANY ON BEHALF OF APPLEBEE'S INTERNATIONAL

Request for a Site Development Plan Review FOR A 5,690 SQUARE FOOT SUPPERCLUB (APPLEBEE'S) on 0.86 acre on the north side of Charleston Boulevard, approximately 1,300 feet east of Rampart Boulevard (APN: 138-32-412-020), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial), Ward 2 (L.B. McDonald).

NOTICES MAILED 384 [Mailed with U-0068-01]

APPROVALS 0

PROTESTS 0

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. The landscape plan shall be revised to reflect the addition of landscape planter islands at a rate of one per every six parking spaces. In addition, the landscape plan shall be revised to reflect compliance with required landscaping along Charleston Boulevard if the landscaping is not already installed by the Master Developer.

2. If this Site Development Plan Review is not exercised within two years of the final approval date, this approval shall be void unless an Extension of Time is granted.

3. Conformance to the Conditions of Approval for Boca Park Phase I Master Development Plan.

4. All City Code requirements and all City departments' design standards shall be met.

Truesdell -
APPROVED, SUBJECT TO STAFF'S CONDITIONS.
Unanimous
(Littlefield, McSwain and Quinn excused)

JOEL McCULLOCH, Planning and Development, stated the landscape plan will be adequate for this development. However, staff is recommending a condition that requires one landscape planter finger for every six parking spaces. In addition, staff recommended a condition requiring the landscaping along Charleston Boulevard frontage to be provided if the master developer has not already done so. Staff recommended approval, subject to the conditions.

RICHARD MORENO, Moreno & Associates, 300 South 4th Street, 15th Floor, appeared to represent the applicant. He concurred with staff's conditions.

CHAIRMAN GALATI declared the Public Hearing open.

There was no one present wishing to speak on this item.

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: See Item No. B-29 for related discussion.

To be heard by the City Council on August 1, 2001.

(9:57 - 10:00) 3 - 1360

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ACTION

**Z-0030-92(20) - CHARLESTON ASSOCIATES,
LIMITED LIABILITY COMPANY ON BEHALF
OF APPLEBEE'S INTERNATIONAL**

APPROVED

5. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets. The trash area enclosure shall be constructed of solid block, a minimum of six feet in height, and designed to match colors of the building.

6. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning commission and shall be permanently maintained in a satisfactory manner. For non-residential developments, failure to properly maintain required landscaping and underground sprinkler system shall be cause for revocation of a business license.

7. All development shall be in conformance with the site development plan, landscape plan, and building elevations, except where amended by the conditions herein.

Public Works

8. An addendum to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any grading or building permits, whichever may occur first. Provide and improve all drainageways as recommended in the approved drainage plan/study.

9. Site development to comply with all applicable Conditions of Approval for the Peccole Town Center (AKA Boca Park), Zoning Reclassification Z-0030-92 and all other subsequent site-related actions.

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ITEM

ACTION

B-31.

**U-0069-01 - HUALAPAI COMMONS, LIMITED
ON BEHALF OF HOME CONSIGNMENT
CENTER**

Request for a Special Use Permit FOR A SECOND-HAND DEALER at 9755 West Charleston Boulevard (APN:163-06-111-008), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial), Ward 2 (L.B. McDonald).

NOTICES MAILED 355

APPROVALS 0

PROTESTS 0

STAFF RECOMMENDATION: APPROVAL,
subject to:

Planning and Development

1. If this Special Use Permit is not exercised within one (1) year after the approval, the Special Use Permit shall be void unless an Extension of Time is granted.

2. Conformance to all Minimum Requirements under Title 19A.04.050 for secondhand dealer.

3. The use shall comply with the applicable requirements of Title 6 of the Las Vegas Municipal Code.

4. All City Code requirements and design standards of all City departments must be satisfied.

Truesdell -

APPROVED, SUBJECT TO STAFF'S CONDITIONS AND ADDITIONAL CONDITION OF NO OUTSIDE DISPLAY AND SALES.

Unanimous

(Littlefield, McSwain and Quinn excused)

JOEL McCULLOCH, Planning and Development, stated this proposed second-hand dealer use will be established in an existing retail center. The subject site is physically suited for the type and intensity of land use being proposed and an existing street network will not be negatively affected by this use. This use can be operated in a manner that is compatible with the adjacent residential and commercial uses. Section 19A.04.050 of the City of Las Vegas Zoning Code requires compliance with specific conditions to insure the appropriateness of the use. Staff recommended approval, subject to the approval.

CLYDE SPITZE, AMEC Engineering, 3016 West Charleston Boulevard, Suite #180, appeared to represent the applicant. He concurred with the conditions.

CHAIRMAN GALATI declared the Public Hearing open.

There was no one present wishing to speak on this item.

CHAIRMAN GALATI declared the Public Hearing closed.

COMMISSIONER TRUESDELL asked what will be sold at this consignment center.

JOHN CROWELL, Home Consignment Center, 319 Diablo, Suite #218, Danville, California, explained that this will be the tenth store in their chain of stores. They sell consigned home furnishings, furniture, and accessories. These items are collected from private residences, model homes, manufacturers samples, closeouts, etc. They sell them for their consignors. In this way people don't have to put an ad in the newspaper and have strangers come into their home. These are items that they do not buy, nor is this use in the nature of a pawn shop. No cash is disbursed for the item. Once the item is sold, they take a little of the profit and give the remainder to the owner of the item. There is no outside display.

To be heard by the City Council on August 1, 2001.

(10:00 - 10:04) 3 - 1470

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ACTION

B-32.

U-0070-01 - GIL LEVY

Request for a Special Use Permit FOR A SECOND-HAND DEALER WITH OUTDOOR STORAGE at 401 West Bonanza Road (APN: 139-27-401-016), M (Industrial) Zone, Ward 5 (Weekly).

NOTICES MAILED 23

APPROVALS 0

PROTESTS 1
1 Speaker

STAFF RECOMMENDATION: APPROVAL,
subject to:

Planning and Development

1. If this Special Use Permit is not exercised within one (1) year after the approval, the Special Use Permit shall be void unless an Extension of Time is granted.

2. Conformance to all minimum requirements under Title 19A.04.040 for secondhand dealer, with the exception of the prohibition on outdoor display, sales or storage of merchandise.

3. The use shall comply with the applicable requirements of Title 6 of the Las Vegas Municipal Code.

4. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

5. Work with Planning and Development staff to implement landscaping improvements along Bonanza Road.

Goynes -

APPROVED, SUBJECT TO STAFF'S CONDITIONS.

Unanimous

(Littlefield, McSwain and Quinn excused)

JOEL McCULLOCH, Planning and Development, stated the applicant intends to primarily store various types of shelving on the south side of the warehouse building. Outdoor storage is not permitted with a second-hand dealer use without the approval of a Special Use Permit. This site is physically suitable for this type and intensity of land use being proposed. The second-hand dealer use with outdoor storage can be operated in a manner that is compatible with the surrounding industrial and commercial uses. This use will be in conformance with the requirements set forth in the Las Vegas Zoning Code with approval of a Special Use Permit for outdoor storage of merchandise. Staff recommended approval, subject to the conditions.

GIL LEVY, 401 West Bonanza Road, said he is in the store fixture business. He concurred with the conditions.

CHAIRMAN GALATI declared the Public Hearing open.

TODD FARLOW, 240 North 19th Street, appeared in protest. Progress has been made to clean up this portion of Bonanza Road. Outdoor storage will not be appropriate unless there would be a high wall.

CHAIRMAN GALATI declared the Public Hearing closed.

COMMISSIONER GOYNES asked about the security situation.

MR. LEVY responded that the property is blocked in and there is fencing all the way around.

To be heard by the City Council on August 1, 2001.

(10:04 - 10:07) 3 - 1620

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U-0070-01 - GIL LEVY

APPROVED

6. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards prior to the issuance of a second-hand sales permit for this site.

7. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on-site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222a.

8. If the entry gates proposed are to be electrically opened and closed, the gates may be placed immediately behind the street right-of-way line (i.e., on the private property side of where the sidewalk is located). If the entry gate is to be manually opened and closed, the gates shall be set back a sufficient distance (a minimum of 18 feet) to allow a vehicle to pull completely out of the public street right-of-way before parking to manually operate the gate. The installation of either swing gates or rolling gates are acceptable as long as no part of the gates, either in the opened or closed position, intrude into the public right-of-way.

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B-33.

U-0072-01 - BUYERS SYNDICATE

Request for a Special Use Permit FOR TRUCK RENTAL (U-HAUL) at 1411 North Eastern Avenue (APN: 139-26-508-006), C-2 (General Commercial) Zone, Ward 5 (Weekly).

NOTICES MAILED 152

APPROVALS 0

PROTESTS 0

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. The truck rental use shall be limited to six (6) rental trucks and six (6) trailers.

2. The rental trucks and trailers shall be parked on paved and striped parking areas only and shall not be located adjacent to the Eastern Avenue frontage.

3. If this Special Use Permit is not exercised within one (1) year after the approval, the Special Use Permit shall be void unless an Extension of Time is granted.

4. The use shall comply with the applicable requirements of Title 6 of the Las Vegas Municipal Code.

5. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

6. Construct all incomplete half-street improvements on Hinkle Drive adjacent to this site, prior to the issuance of a business license for the proposed truck rental.

Goynes -

APPROVED, SUBJECT TO STAFF'S CONDITIONS.

Motion carried with Truesdell abstaining due to the fact he is currently negotiating a relocation of a restaurant within the notice area.

(Littlefield, McSwain and Quinn excused)

JOEL McCULLOCH, Planning and Development, stated truck rentals are allowed in the C-2 (General Commercial) zoning district with the approval of a Special Use Permit. This use with incorporation of the recommended conditions can be conducted in a manner than is compatible with existing adjacent commercial and multi-family residential uses. Staff recommended approval, subject to the conditions.

RANDY BARCOMB, 5242 Sugar Maple Court, appeared to represent the applicant. He concurred with the conditions.

ALVIN POLL, owner of Fleet Truck and Auto Repair, 3820 Thom Boulevard, leases this property from Vestwood Woodbury Corporation, 2733 East Parleys Way, Suite 300, Salt Lake City, Utah.

CHAIRMAN GALATI declared the Public Hearing open.

There was no one present wishing to speak on this item.

CHAIRMAN GALATI declared the Public Hearing closed.

To be heard by the City Council on August 1, 2001.

(10:07 - 10:11) 3 - 1750

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U-0072-01 - BUYERS SYNDICATE

7. Remove all substandard public street improvements and unused driveway cuts on Eastern Avenue and Hinkle Drive adjacent to this site, if any, and replace with new improvements meeting current City Standards prior to the issuance of a business license for the proposed truck rental.

8. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on-site circulation, parking lot and truck storage area layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222a.

9. The parking or displaying of rental vehicles within public right-of-way shall be prohibited.

APPROVED

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ITEM

ACTION

B-34.

**U-0073-01 - CENTENNIAL CENTRE, LIMITED
LIABILITY COMPANY**

Request for a Special Use Permit FOR A PROPOSED LIQUOR ESTABLISHMENT (TAVERN) to be located south of Centennial Center Boulevard, approximately 1,260 feet north Tropical Parkway (APN: 125-28-610-004), TC (Town Center) Zone, Ward 6 (Mack).

NOTICES MAILED 296 [Mailed with U-0074-01, U-0075-01, U-0076-01, U-0077-01, U-0078-01, and U-0079-01]

APPROVALS 0

PROTESTS 5 Speakers

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. Approval of this Special Use Permit does not constitute approval of a liquor license.
2. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.
3. If this Special Use Permit is not exercised within two years after the approval, this Special Use Permit shall be void unless an Extension of Time has been granted.
4. All City Code requirements and all City departments' design standards shall be met.

**Buckley -
APPROVED, SUBJECT TO STAFF'S CONDITIONS.
Unanimous
(Littlefield, McSwain and Quinn excused)**

JOEL McCULLOCH, Planning and Development, stated these are Special Use Permit requests for Centennial Centre. The applications encompass two taverns with restricted gaming, five supperclubs, liquor, and restricted gaming in conjunction with a convenience store and car wash. These are all uses allowed in Town Center with approval of a Special Use Permit and uses that would be typically associated with a commercial center of this magnitude. All these uses can be conducted in a manner that is harmonious and compatible with the existing and future uses within Town Center. Staff recommended approval, subject to the conditions.

JENNIFER LAZOVICH, Santoro, Driggs, Walch, 3773 Howard Hughes Parkway, Suite #290N, appeared to represent the applicant. The car wash will be the automatic type. She concurred with the conditions.

TERRI STURM, Centennial Centre, LLC, 7448 West Sahara Avenue, appeared to represent the application. They do not have an operator for the car wash.

CHAIRMAN GALATI declared the Public Hearing open.

LOUISE RUSKAMP, 8500 Log Cabin Way, appeared in protest. She objected specifically to the tavern on the south side of Tropical Parkway on Item Nos. B-44 and B-45. That area is designated as SC (Service Commercial), which does not allow taverns. The Town Center standards need to be adhered to.

ROBERT GENZER, Planning and Development, responded that the original design for Tropical Parkway was flatter than the current alignment. The easterly edge of Tropical Parkway as it hits I-95 would be farther to the south. Based on the research that staff has done and the shifting in alignment of the street the corner that MS. RUSKAMP has referred to is in the GC (General Commercial) area and not the SC (Service Commercial) area.

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ITEM

ACTION

**U-0073-01 - CENTENNIAL CENTRE, LIMITED
LIABILITY COMPANY**

TIM O'NEILL, 8905 Colorful Pines, appeared in protest. Town Center requirements do not allow parking abutting buildings.

DOTTY MILLER, Timberlake, 8213 Mountain Heather Court, appeared in protest. She was concerned as to who the tenants will be for these uses.

STEPHEN REILLY, 7000 Steeple Court, appeared in protest. He asked in regard to the convenience stores if the applicant would be amenable to prohibiting the sale of single containers. If there is pedestrian and bicycle traffic around Town Center then he feels it will have been developed as planned. He requested an official Town Center bicycle rack. The Town Center standards are not being adhered to.

MS. STURM said her company will not be the operator, just the landlord, so she could not make a commitment as to what type of liquor containers will be sold.

CHAIRMAN GALATI felt there are Town Center standards coming back before the Planning Commission so that would be the time to request an official Town Center bicycle rack.

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: See Item Nos. B-35, B-36, B-37, B-38, B-39, B-40, B-41, B-42, B-43, B-44 and B-45 for related discussion.

To be heard by the City Council on August 1, 2001.

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ITEM

ACTION

B-35.

**U-0074-01 - CENTENNIAL CENTRE, LIMITED
LIABILITY COMPANY**

Request for a Special Use Permit FOR A RESTRICTED GAMING ESTABLISHMENT IN CONJUNCTION WITH A PROPOSED TAVERN to be located south of Centennial Center Boulevard, approximately 1,260 feet north of Tropical Parkway (APN: 125-28-610-004), TC (Town Center) Zone, Ward 6 (Mack).

NOTICES MAILED 296 [Mailed with U-0073-01, U-0075-01, U-0076-01, U-0077-01, U-0078-01, and U-0079-01]

APPROVALS 0

PROTESTS 5 Speakers

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. If this Special Use Permit is not exercised within two years after this approval, this Special Use Permit shall be void unless an Extension of Time is granted.

2. All City Code Requirements and all City departments' design standards shall be met.

**Buckley -
APPROVED, SUBJECT TO STAFF'S CONDITIONS.
Unanimous
(Littlefield, McSwain and Quinn excused)**

CHAIRMAN GALATI declared the Public Hearing open.

APPEARANCES:

JOEL McCULLOCH, Planning and Development
JENNIFER LAZOVICH, Santoro, Driggs, Walch, 3773 Howard Hughes Parkway, Suite #290N
TERRI STURM, Centennial Centre, LLC, 7448 West Sahara Avenue
LOUISE RUSKAMP, 8500 Log Cabin Way
ROBERT GENZER, Planning and Development
TIM O'NEILL, 8905 Colorful Pines
DOTTY MILLER, Timberlake, 8213 Mountain Heather Court
STEPHEN REILLY, 7000 Steeple Court

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: See Item Nos. B-34, B-36, B-37, B-38, B-39, B-40, B-41, B-42, B-43, B-44 and B-45 for related discussion.

To be heard by the City Council on August 1, 2001.

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ITEM

ACTION

B-36.

**U-0075-01 - CENTENNIAL CENTRE, LIMITED
LIABILITY COMPANY**

Request for a Special Use Permit FOR A PROPOSED SUPPER CLUB on the north side of Tropical Parkway, approximately 720 feet west of the intersection of Tropical Parkway and Centennial Center Boulevard (APN: 125-28-610-004), TC (Town Center) Zone, Ward 6 (Mack).

NOTICES MAILED 296 [Mailed with U-0073-01, U-0074-01, U-0076-01, U-0077-01, U-0078-01, and U-0079-01]

APPROVALS 0

PROTESTS 5 Speakers

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. Approval of this Special Use Permit does not constitute approval of a liquor license.
2. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.
3. If this Special Use Permit is not exercised within two years after this approval, this Special Use Permit shall be void unless an Extension of Time is granted.
4. All City Code Requirements and all City departments' design standards shall be met.

**Buckley -
APPROVED, SUBJECT TO STAFF'S CONDITIONS.
Unanimous
(Littlefield, McSwain and Quinn excused)**

CHAIRMAN GALATI declared the Public Hearing open.

APPEARANCES:

JOEL McCULLOCH, Planning and Development
JENNIFER LAZOVICH, Santoro, Driggs, Walch, 3773 Howard Hughes Parkway, Suite #290N
TERRI STURM, Centennial Centre, LLC, 7448 West Sahara Avenue
LOUISE RUSKAMP, 8500 Log Cabin Way
ROBERT GENZER, Planning and Development
TIM O'NEILL, 8905 Colorful Pines
DOTTY MILLER, Timberlake, 8213 Mountain Heather Court
STEPHEN REILLY, 7000 Steeple Court

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: See Item Nos. B-34, B-35, B-37, B-38, B-39, B-40, B-41, B-42, B-43, B-44 and B-45 for related discussion.

To be heard by the City Council on August 1, 2001.

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ITEM

ACTION

B-37.

**U-0076-01 - CENTENNIAL CENTRE, LIMITED
LIABILITY COMPANY**

Request for a Special Use Permit FOR A PROPOSED SUPPER CLUB on the north side of Tropical Parkway, approximately 640 feet west of the intersection of Tropical Parkway and Centennial Center Boulevard (APN: 125-28-610-004), TC (Town Center) Zone, Ward 6 (Mack).

NOTICES MAILED 296 [Mailed with U-0073-01, U-0074-01, U-0075-01, U-0077-01, U-0078-01, and U-0079-01]

APPROVALS 0

PROTESTS 5 Speakers

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. Approval of this Special Use Permit does not constitute approval of a liquor license.
2. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.
3. If this Special Use Permit is not exercised within two years after this approval, this Special Use Permit shall be void unless an Extension of Time is granted.
4. All City Code Requirements and all City departments' design standards shall be met.

**Buckley -
APPROVED, SUBJECT TO STAFF'S CONDITIONS.
Unanimous
(Littlefield, McSwain and Quinn excused)**

CHAIRMAN GALATI declared the Public Hearing open.

APPEARANCES:

JOEL McCULLOCH, Planning and Development
JENNIFER LAZOVICH, Santoro, Driggs, Walch, 3773 Howard Hughes Parkway, Suite #290N
TERRI STURM, Centennial Centre, LLC, 7448 West Sahara Avenue
LOUISE RUSKAMP, 8500 Log Cabin Way
ROBERT GENZER, Planning and Development
TIM O'NEILL, 8905 Colorful Pines
DOTTY MILLER, Timberlake, 8213 Mountain Heather Court
STEPHEN REILLY, 7000 Steeple Court

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: See Item Nos. B-34, B-35, B-36, B-38, B-39, B-40, B-41, B-42, B-43, B-44 and B-45 for related discussion.

To be heard by the City Council on August 1, 2001.

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ITEM

ACTION

B-38.

U-0077-01 - CENTENNIAL CENTRE, LIMITED LIABILITY COMPANY

Request for a Special Use Permit FOR A PROPOSED SUPPER CLUB on the north side of Tropical Parkway, approximately 560 feet west of the intersection of Tropical Parkway and Centennial Center Boulevard (APN: 125-28-610-004), TC (Town Center) Zone, Ward 6 (Mack).

NOTICES MAILED 296 [Mailed with U-0073-01, U-0074-01, U-0075-01, U-0076-01, U-0078-01, and U-0079-01]

APPROVALS 0

PROTESTS 5 Speakers

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. Approval of this Special Use Permit does not constitute approval of a liquor license.
2. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.
3. If this Special Use Permit is not exercised within two years after this approval, this Special Use Permit shall be void unless an Extension of Time is granted.
4. All City Code Requirements and all City departments' design standards shall be met.

**Buckley -
APPROVED, SUBJECT TO STAFF'S CONDITIONS.
Unanimous
(Littlefield, McSwain and Quinn excused)**

CHAIRMAN GALATI declared the Public Hearing open.

APPEARANCES:

JOEL McCULLOCH, Planning and Development
JENNIFER LAZOVICH, Santoro, Driggs, Walch, 3773 Howard Hughes Parkway, Suite #290N
TERRI STURM, Centennial Centre, LLC, 7448 West Sahara Avenue
LOUISE RUSKAMP, 8500 Log Cabin Way
ROBERT GENZER, Planning and Development
TIM O'NEILL, 8905 Colorful Pines
DOTTY MILLER, Timberlake, 8213 Mountain Heather Court
STEPHEN REILLY, 7000 Steeple Court

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: See Item Nos. B-34, B-35, B-36, B-37, B-39, B-40, B-41, B-42, B-43, B-44 and B-45 for related discussion.

To be heard by the City Council on August 1, 2001.

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ITEM

ACTION

B-39.

**U-0078-01 - CENTENNIAL CENTRE, LIMITED
LIABILITY COMPANY**

Request for a Special Use Permit FOR A PROPOSED SUPPER CLUB on the north side of Tropical Parkway, approximately 600 feet west of the intersection of Tropical Parkway and Centennial Center Boulevard (APN: 125-28-610-004), TC (Town Center) Zone, Ward 6 (Mack).

NOTICES MAILED 296 [Mailed with U-0073-01, U-0074-01, U-0075-01, U-0076-01, U-0077-01, and U-0079-01]

APPROVALS 0

PROTESTS 5 Speakers

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. Approval of this Special Use Permit does not constitute approval of a liquor license.
2. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.
3. If this Special Use Permit is not exercised within two years after this approval, this Special Use Permit shall be void unless an Extension of Time is granted.
4. All City Code Requirements and all City departments' design standards shall be met.

**Buckley -
APPROVED, SUBJECT TO STAFF'S CONDITIONS.
Unanimous
(Littlefield, McSwain and Quinn excused)**

CHAIRMAN GALATI declared the Public Hearing open.

APPEARANCES:

JOEL McCULLOCH, Planning and Development
JENNIFER LAZOVICH, Santoro, Driggs, Walch, 3773 Howard Hughes Parkway, Suite #290N
TERRI STURM, Centennial Centre, LLC, 7448 West Sahara Avenue
LOUISE RUSKAMP, 8500 Log Cabin Way
ROBERT GENZER, Planning and Development
TIM O'NEILL, 8905 Colorful Pines
DOTTY MILLER, Timberlake, 8213 Mountain Heather Court
STEPHEN REILLY, 7000 Steeple Court

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: See Item Nos. B-34, B-35, B-36, B-37, B-38, B-40, B-41, B-42, B-43, B-44 and B-45 for related discussion.

To be heard by the City Council on August 1, 2001.

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ITEM

ACTION

B-40.

**U-0079-01 - CENTENNIAL CENTRE, LIMITED
LIABILITY COMPANY**

Request for a Special Use Permit FOR A PROPOSED SUPPER CLUB on the north side of Tropical Parkway, approximately 690 feet west of the intersection of Tropical Parkway and Centennial Center Boulevard (APN: 125-28-610-004), TC (Town Center) Zone, Ward 6 (Mack).

NOTICES MAILED 296 [Mailed with U-0073-01, U-0074-01, U-0075-01, U-0076-01, U-0077-01, and U-0078-01]

APPROVALS 0

PROTESTS 5 Speakers

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. Approval of this Special Use Permit does not constitute approval of a liquor license.
2. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.
3. If this Special Use Permit is not exercised within two years after this approval, this Special Use Permit shall be void unless an Extension of Time is granted.
4. All City Code Requirements and all City departments' design standards shall be met.

**Buckley -
APPROVED, SUBJECT TO STAFF'S CONDITIONS.
Unanimous
(Littlefield, McSwain and Quinn excused)**

CHAIRMAN GALATI declared the Public Hearing open.

APPEARANCES:

JOEL McCULLOCH, Planning and Development
JENNIFER LAZOVICH, Santoro, Driggs, Walch, 3773 Howard Hughes Parkway, Suite #290N
TERRI STURM, Centennial Centre, LLC, 7448 West Sahara Avenue
LOUISE RUSKAMP, 8500 Log Cabin Way
ROBERT GENZER, Planning and Development
TIM O'NEILL, 8905 Colorful Pines
DOTTY MILLER, Timberlake, 8213 Mountain Heather Court
STEPHEN REILLY, 7000 Steeple Court

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: See Item Nos. B-34, B-35, B-36, B-37, B-38, B-39, B-41, B-42, B-43, B-44 and B-45 for related discussion.

To be heard by the City Council on August 1, 2001.

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ITEM

ACTION

B-41.

**U-0080-01 - CENTENNIAL CENTRE, LIMITED
LIABILITY COMPANY**

Request for a Special Use Permit FOR A PROPOSED GAMING ESTABLISHMENT (RESTRICTED) IN CONJUNCTION WITH A PROPOSED CONVENIENCE STORE on the northeast corner of the intersection of Tropical Parkway and Centennial Center Boulevard (APN: 125-28-610-002), TC (Town Center) Zone, Ward 6 (Mack).

NOTICES MAILED 152 [Mailed with U-0081-01 and U-0082-01]

APPROVALS 0

PROTESTS 5 Speakers

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. If this Special Use Permit is not exercised within two years after this approval, this Special Use Permit shall be void unless an Extension of Time is granted.

2. All City Code Requirements and all City departments' design standards shall be met.

**Buckley -
APPROVED, SUBJECT TO STAFF'S CONDITIONS.
Unanimous
(Littlefield, McSwain and Quinn excused)**

CHAIRMAN GALATI declared the Public Hearing open.

APPEARANCES:

JOEL McCULLOCH, Planning and Development
JENNIFER LAZOVICH, Santoro, Driggs, Walch, 3773 Howard Hughes Parkway, Suite #290N
TERRI STURM, Centennial Centre, LLC, 7448 West Sahara Avenue
LOUISE RUSKAMP, 8500 Log Cabin Way
ROBERT GENZER, Planning and Development
TIM O'NEILL, 8905 Colorful Pines
DOTTY MILLER, Timberlake, 8213 Mountain Heather Court
STEPHEN REILLY, 7000 Steeple Court

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: See Item Nos. B-34, B-35, B-36, B-37, B-38, B-39, B-40, B-42, B-43, B-44 and B-45 for related discussion.

To be heard by the City Council on August 1, 2001.

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ITEM

ACTION

B-42.

**U-0081-01 - CENTENNIAL CENTRE, LIMITED
LIABILITY COMPANY**

Request for a Special Use Permit FOR A PROPOSED LIQUOR ESTABLISHMENT (OFF-PREMISE CONSUMPTION) IN CONJUNCTION WITH A PROPOSED CONVENIENCE STORE on the northeast corner of the intersection of Tropical Parkway and Centennial Center Boulevard (APN: 125-28-610-002), TC (Town Center) Zone, Ward 6 (Mack).

NOTICES MAILED 152 [Mailed with U-0080-01 and U-0082-01]

APPROVALS 0

PROTESTS 5 Speakers

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. Approval of this Special Use permit does not constitute approval of a liquor license.
2. This approval is limited to the sale of beer and wine only.
3. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.
4. If this Special Use Permit is not exercised within two years after this approval, this Special Use Permit shall be void unless an Extension of Time is granted.
5. All City Code Requirements and all City departments' design standards shall be met.

**Buckley -
APPROVED, SUBJECT TO STAFF'S CONDITIONS.
Unanimous
(Littlefield, McSwain and Quinn excused)**

CHAIRMAN GALATI declared the Public Hearing open.

APPEARANCES:

JOEL McCULLOCH, Planning and Development
JENNIFER LAZOVICH, Santoro, Driggs, Walch, 3773 Howard Hughes Parkway, Suite #290N
TERRI STURM, Centennial Centre, LLC, 7448 West Sahara Avenue
LOUISE RUSKAMP, 8500 Log Cabin Way
ROBERT GENZER, Planning and Development
TIM O'NEILL, 8905 Colorful Pines
DOTTY MILLER, Timberlake, 8213 Mountain Heather Court
STEPHEN REILLY, 7000 Steeple Court

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: See Item Nos. B-34, B-35, B-36, B-37, B-38, B-39, B-40, B-41, B-43, B-44 and B-45 for related discussion.

To be heard by the City Council on August 1, 2001.

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ITEM

ACTION

B-43.

**U-0082-01 - CENTENNIAL CENTRE, LIMITED
LIABILITY COMPANY**

Request for a Special Use Permit FOR A PROPOSED CAR WASH on the northeast corner of the intersection of Tropical Parkway and Centennial Center Boulevard (APN: 125-28-610-002), TC (Town Center) Zone, Ward 6 (Mack).

NOTICES MAILED 152 [Mailed with U-0080-01 and U-0081-01]

APPROVALS 0

PROTESTS 5 Speakers

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. If this Special Use Permit is not exercised within two years after this approval, this Special Use Permit shall be void unless an Extension of Time is granted.

2. All City Code Requirements and all City departments' design standards shall be met.

**Buckley -
APPROVED, SUBJECT TO STAFF'S CONDITIONS.
Unanimous
(Littlefield, McSwain and Quinn excused)**

CHAIRMAN GALATI declared the Public Hearing open.

APPEARANCES:

JOEL McCULLOCH, Planning and Development
JENNIFER LAZOVICH, Santoro, Driggs, Walch, 3773 Howard Hughes Parkway, Suite #290N
TERRI STURM, Centennial Centre, LLC, 7448 West Sahara Avenue
LOUISE RUSKAMP, 8500 Log Cabin Way
ROBERT GENZER, Planning and Development
TIM O'NEILL, 8905 Colorful Pines
DOTTY MILLER, Timberlake, 8213 Mountain Heather Court
STEPHEN REILLY, 7000 Steeple Court

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: See Item Nos. B-34, B-35, B-36, B-37, B-38, B-39, B-40, B-41, B-42, B-44 and B-45 for related discussion.

To be heard by the City Council on August 1, 2001.

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ITEM

ACTION

B-44.

**U-0083-01 - CENTENNIAL CENTRE, LIMITED
LIABILITY COMPANY**

Request for a Special Use Permit FOR A LIQUOR ESTABLISHMENT (TAVERN) on the south side of Centennial Center Boulevard, adjacent to the west side of US Highway 95 (APN: 125-28-610-003), TC (Town Center) Zone, Ward 6 (Mack).

NOTICES MAILED 343 [Mailed with U-0084-01]

APPROVALS 0

PROTESTS 5 Speakers

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. Approval of this Special Use Permit does not constitute approval of a liquor license.
2. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.
3. If this Special Use Permit is not exercised within two years after the approval, this Special Use Permit shall be void unless an Extension of Time has been granted.
4. All City Code requirements and all City departments' design standards shall be met.

**Buckley -
APPROVED, SUBJECT TO STAFF'S CONDITIONS.
Unanimous
(Littlefield, McSwain and Quinn excused)**

CHAIRMAN GALATI declared the Public Hearing open.

APPEARANCES:

JOEL McCULLOCH, Planning and Development
JENNIFER LAZOVICH, Santoro, Driggs, Walch, 3773 Howard Hughes Parkway, Suite #290N
TERRI STURM, Centennial Centre, LLC, 7448 West Sahara Avenue
LOUISE RUSKAMP, 8500 Log Cabin Way
ROBERT GENZER, Planning and Development
TIM O'NEILL, 8905 Colorful Pines
DOTTY MILLER, Timberlake, 8213 Mountain Heather Court
STEPHEN REILLY, 7000 Steeple Court

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: See Item Nos. B-34, B-35, B-36, B-37, B-38, B-39, B-40, B-41, B-42, B-43 and B-45 for related discussion.

To be heard by the City Council on August 1, 2001.

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ITEM

ACTION

B-45.

**U-0084-01 - CENTENNIAL CENTRE, LIMITED
LIABILITY COMPANY**

Request for a Special Use Permit FOR GAMING (RESTRICTED) IN CONJUNCTION WITH A PROPOSED TAVERN on the south side of Centennial Center Boulevard, adjacent to the west side of US Highway 95 (APN: 125-28-610-003), TC (Town Center) Zone, Ward 6 (Mack).

NOTICES MAILED 343 [Mailed with U-0083-01]

APPROVALS 0

PROTESTS 5 Speakers

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. If this Special Use Permit is not exercised within two years after this approval, this Special Use Permit shall be void unless an Extension of Time is granted.

2. All City Code Requirements and all City departments' design standards shall be met.

**Buckley -
APPROVED, SUBJECT TO STAFF'S CONDITIONS.
Unanimous
(Littlefield, McSwain and Quinn excused)**

CHAIRMAN GALATI declared the Public Hearing open.

APPEARANCES:

JOEL McCULLOCH, Planning and Development
JENNIFER LAZOVICH, Santoro, Driggs, Walch, 3773 Howard Hughes Parkway, Suite #290N
TERRI STURM, Centennial Centre, LLC, 7448 West Sahara Avenue
LOUISE RUSKAMP, 8500 Log Cabin Way
ROBERT GENZER, Planning and Development
TIM O'NEILL, 8905 Colorful Pines
DOTTY MILLER, Timberlake, 8213 Mountain Heather Court
STEPHEN REILLY, 7000 Steeple Court

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: See Item Nos. B-34, B-35, B-36, B-37, B-38, B-39, B-40, B-41, B-42, B-43 and B-44 for related discussion.

To be heard by the City Council on August 1, 2001.

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ITEM

ACTION

B-46.

VAC-0015-01 - RUSSELL DILLINGHAM

Petition to Vacate a public alleyway, generally located between Lewis Avenue and Rue 13, approximately 150 feet east of Maryland Parkway, Ward 5 (Weekly).

NOTICES MAILED 1

APPROVALS 0

PROTESTS 0

STAFF RECOMMENDATION: APPROVAL, subject to:

1. This Petition of Vacation shall be revised to retain a 20-foot wide City of Las Vegas Sewer easement, in an alignment and to a location acceptable to the City Engineer prior to recordation of the Order of Vacation.

2. Provide a copy of a recorded Joint Access and Parking Agreement between both the east and west parcels abutting the proposed alley vacation prior to recordation of the Order of Vacation.

3. Any proposed gates other than emergency access gates, if electronically operated, may be placed immediately behind the street right-of-way line (i.e. on the private property side at the back of sidewalk). If the entry gates are proposed to be manually operated, the gates shall be set back a sufficient distance (a minimum of 18 feet) to allow a vehicle to pull completely out of the public street right-of-way before parking to manually operate the gate. The installation of either swing gates or rolling gates is acceptable as long as not part of the gates, either in the opened or closed position, intrudes into the public right-of-way.

Truesdell -

APPROVED, SUBJECT TO STAFF'S CONDITIONS.

Unanimous

(Littlefield, McSwain and Quinn excused)

JOEL McCULLOCH, Planning and Development, stated the Vacation of a public alleyway will not eliminate public access to either abutting parcel. Staff recommended approval, subject to the conditions.

RUSSELL DILLINGHAM, 401 South Maryland Parkway, appeared to represent the application.

CHAIRMAN GALATI declared the Public Hearing open.

There was no one present wishing to speak on this item.

CHAIRMAN GALATI declared the Public Hearing closed.

To be heard by the City Council on August 1, 2001.

(10:30 - 10:32) 3 - 2800

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ACTION

VAC-0015-01 - RUSSELL DILLINGHAM

APPROVED

4. All development shall be in conformance with code requirements and design standards of all City departments.

5. Reservation of easements for the facilities of the various utility companies together with reasonable ingress thereto and egress therefrom shall be provided if required.

6. All existing public improvements, if any, adjacent to and in conflict with this Vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of an Order of Vacation.

7. The Order of Vacation shall not be recorded until all of the above conditions have been met provided, however, that Condition #6 may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application, if necessary, because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the Vacation application is not changed. If applicable, a five-foot wide easement for public streetlight and fire hydrant purposes shall be retained on all Vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way being vacated must be retained.

8. If the Order of Vacation is not recorded within one (1) year after approval by the City Council or the Planning Commission does not grant an Extension of Time, then approval will terminate and a new petition must be submitted.

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ITEM

ACTION

B-47.

V-0040-01 - TIGHI FAMILY, LIMITED PARTNERSHIP, ET AL ON BEHALF OF SPINNAKER HOMES

Request for a Variance TO ALLOW 2.2 ACRES OF OPEN SPACE WHERE 6.0 ACRES OF OPEN SPACE IS THE MINIMUM ALLOWED located approximately 660 feet south of Elkhorn Road, approximately 660 feet north of Deer Springs Way, and approximately 330 feet east of Fort Apache Road (APN: 125-20-101-013, 014 and 125-20-201-002 thru 005), U (Undeveloped) Zone [ML-EXP (Medium Low) General Plan Designation] [PROPOSED: TC (Town Center)], Ward 6 (Mack).

NOTICES MAILED 65

APPROVALS 0

PROTESTS 0

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. If this Variance is not exercised within two years from date of approval by the City Council it will become void unless an Extension of Time is granted by the City Council.

2. Conformance to the Conditions of Approval for Z-0021-01(1) and any other site-related actions.

Truesdell -
APPROVED, SUBJECT TO STAFF'S CONDITIONS.
Unanimous
(Littlefield, McSwain and Quinn excused)

JOEL McCULLOCH, Planning and Development, stated Section 19A.06.110 (E) requires that any development within Town Center to provide a minimum of 20% of the proposed project as open space. That standard did not anticipate single-family development within the Town Center, thus the standard for open space does not appropriately apply to single family projects. Because there are no adopted single-family standards a unique circumstance exists. Staff recommended approval, subject to the conditions.

ATTORNEY BOB GRONAUER, Kummer Kaempfer Bonner & Renshaw, 3800 Howard Hughes Parkway, 7th Floor, appeared with RUSSELL SKUSE, engineer, to represent the applicant. Town Center requires 20% of the property to be landscaped. This property was set for commercial standards, not residential. If they applied those standards to this development they would be providing one-fifth of the project. The intent is to have higher density to support the commercial that is being proposed. They will be working with staff in regard to the open space requirement.

CHAIRMAN GALATI declared the Public Hearing open.

There was no one present wishing to speak on this item.

CHAIRMAN GALATI declared the Public Hearing closed. He felt 20% of open space is unreasonable.

COMMISSIONER BUCKLEY asked the meaning of Town Center residential.

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ITEM

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**V-0040-01 - TIGHI FAMILY, LIMITED
PARTNERSHIP, ET AL ON BEHALF OF
SPINNAKER HOMES**

CHRIS GLORE responded that the Commissioners were given a set of Town Center standards that will be on the Planning Commission agenda on July 12, 2001. Those standards have unique design standards, including street sections, amenity zone within the larger public streets and the commercial public streets. The Town Center standards should make this area result in a different appearance than other areas of single family residential in Las Vegas.

COMMISSIONER TRUESDELL asked that when the Town Center standards move forward if this meets that flavor. MR. GLORE responded that this project will meet the intent, except the open space requirement.

NOTE: See Item No. A-2 for related discussion.

This is final action.

(10:32 - 10:42) 3 - 2840

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ITEM

ACTION

B-48.

MSP-0002-01 - ROME 13.75, LIMITED LIABILITY COMPANY

Request for a Master Sign Plan FOR AN APPROVED 265,100 SQUARE FOOT COMMERCIAL CENTER AND A WAIVER OF THE TC SIGN STANDARD on the west side of John Herbert Boulevard between Buffalo Drive and Sky Pointe Drive (APN: 125-21-701-005, 125-21-801-003, 004, 012, 015, and 017), TC (Town Center) Zone, Ward 6 (Mack).

NOTICES MAILED 372 [Mailed with Z-0038-01 and V-0035-01]

APPROVALS 0

PROTESTS 1 Protest [Within Notification]

Truesdell -
ABEYANCE TO THE JULY 12, 2001 PLANNING COMMISSION MEETING (Staff to review the revised sign elevations).

Unanimous
(Littlefield, McSwain and Quinn excused)

NOTE: Truesdell made a first motion to hold this item in abeyance to the July 26, 2001 Planning Commission meeting. Motion carried unanimously. (Littlefield, McSwain and Quinn excused)

NOTE: Truesdell made a subsequent motion to rescind the motion for abeyance to the July 26, 2001 Planning Commission meeting. Motion carried unanimously. (Littlefield, McSwain and Quinn excused)

JOEL McCULLOCH, Planning and Development, stated staff would like to have this application held in abeyance to the July 12, 2001 Planning Commission meeting in order to review revised elevations of the signs.

ATTORNEY BOB GRONAUER, Kummer Kaempfer Bonner & Renshaw, 3800 Howard Hughes Parkway, 7th Floor, appeared to represent the applicant. He concurred to have this item held in abeyance.

CALVIN CHAMPLIN, Quadrant Planning, 3320 North Buffalo Drive, #205, requested this item be held to the July 12, 2001 meeting.

CHAIRMAN GALATI declared the Public Hearing open.

There was no one present wishing to speak on this item.

CHAIRMAN GALATI declared the Public Hearing closed.

To be heard by the Planning Commission on July 12, 2001.

(6:11 - 6:13) 1 - 340

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ITEM

ACTION

C.

NON-PUBLIC HEARING ITEMS:

C-1.

Z-0028-93(2) - CLARK COUNTY SCHOOL DISTRICT

Request for a Site Development Plan Review FOR A 48,850 SQUARE FOOT ADDITION TO AN EXISTING HIGH SCHOOL on 27.98 acres at 2501 Vegas Drive (APN: 139-29-501-004 and 013), R-1 (Single-Family Residential) Zone under Resolution of Intent to C-V (Civic), Ward 5 (Weekly).

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. Revise the landscape plan to provide an eight-foot wide landscape planter along the western property line consisting of 24-inch box trees planted twenty (20) feet on center with shrubs and groundcover conforming to the Las Vegas Urban Design Standards and Guidelines.
2. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
3. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.
4. Wallpack lighting shall utilize 'shoe-box' fixtures and downward-directed lights on the proposed buildings. Lighting standards within the parking lots shall be no more than 15 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights.
5. All exterior lighting shall meet the standards of LVMC Section 19A.08.060(C).

Goynes -

APPROVED, SUBJECT TO STAFF'S CONDITIONS WITH CONDITION NO. 1 AMENDED TO INDICATE LANDSCAPING ADJACENT TO SINGLE FAMILY HOMES. Motion carried with Galati abstaining inasmuch as the Clark County School District is a client of his architectural firm.

(Littlefield, McSwain and Quinn excused)

JOEL McCULLOCH, Planning and Development, stated the submitted site plan depicts an orderly layout for the proposed addition. Further, the landscape plan meets the standards of the City of Las Vegas Urban Design Guidelines with the exception of the west property line. There is a condition requiring submittal of a revised landscape plan with an eight foot wide landscape planter with 24-inch box trees 20 feet on center along the west property line adjacent to the single family homes. Staff recommended approval, subject to the conditions.

LEE NORSWORTHY, KG Architecture, 4170 South Decatur Boulevard, Suite B-5, appeared to represent the applicant. He concurred with the conditions, except for Condition No. 1. Of the 48,850 square feet, 45,000 is on the east side of the property. The remainder of the landscaping will be in the parking lot. This is an addition to an existing school. All the landscaping that has been in the courtyard will be returned to that area. They are 225 feet away from the western property line.

MR. McCULLOCH responded that staff would prefer Condition No. 1 to remain. There should be landscaping adjacent to any single-family homes.

CAROL BAILEY, Clark County School District, 4828 Pearl Street, noted that the School District has a tight budget and the additional landscaping would be a hardship for the school.

To be heard by the City Council on August 1, 2001.

(10:42 - 10:46) 3 - 3400

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ITEM

ACTION

Z-0028-93(2) - CLARK COUNTY SCHOOL DISTRICT

APPROVED

6. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.

7. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.

8. A landscaping plan shall be submitted prior to or at the same time application is made for a building permit, or prior to occupancy, whichever occurs first.

9. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

10. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

11. Submit a Reversionary Map to revert the underlying lot lines to acreage prior to the issuance of any permits.

12. Dedicate appropriate right-of-way adjacent to this site for Vegas Drive prior to the issuance of building or grading permits, whichever may occur first. Coordinate with the Right-of-Way Section of the Department of Public Works to determine appropriate right-of-way dimensions.

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Z-0028-93(2) - CLARK COUNTY SCHOOL DISTRICT

APPROVED

13. Remove all substandard public street improvements, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities.

14. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on-site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222a.

15. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or submittal of any construction drawings, whichever may occur first. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits for this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site

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Z-0028-93(2) - CLARK COUNTY SCHOOL DISTRICT

APPROVED

outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any Condition of Approval imposed by the Planning Commission or the City Council on the development of this site.

17. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Final Map for this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the approved drainage plan/study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved drainage plan/study and shall be contributed prior to the issuance of any building or grading permits, whichever may occur first, if allowed by the City Engineer.

18. Landscape and maintain all unimproved right-of-way on Vegas Drive adjacent to this site.

19. Submit an encroachment agreement for all landscaping and private improvements in the Vegas Drive public right-of-way adjacent to this site prior to the issuance of any permits.

NOTICES MAILED N/A

APPROVALS 0
PROTESTS 0

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ITEM

ACTION

C-2.

SD-0027-01 - LAS VEGAS RESCUE MISSION

Request for a Site Development Plan Review FOR A PROPOSED 13,619 SQUARE FOOT DORMITORY BUILDING IN CONJUNCTION WITH THE EXISTING RESCUE MISSION at 400 and 406 Bonanza Road (APN: 139-27-310-080 and 081), C-2 (General Commercial) Zone, Ward 5 (Weekly).

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. The perimeter landscaping along the Bonanza Road and "D" Street frontages shall be revised to indicate one 24-inch box tree planted 20 feet on-center with a minimum of four 5-gallon shrubs provided for each tree.
2. The elevations shall be amended to depict contrasting smooth-face and split-face masonry block and contrasting colors of stucco to add expression to the elevations.
3. All exterior lighting shall meet the standards of LVMC Section 19A.08.060©.
4. If this Site Development Plan Review is not exercised within two years of the final approval date, this Site Development Plan Review shall be void unless an Extension of Time is granted.
5. All City Code requirements and design standards of all City departments must be satisfied.
6. All development to be in conformance with the site plan and building elevations, except as amended by conditions herein.

Truesdell -

APPROVED, SUBJECT TO STAFF'S CONDITIONS WITH CONDITION NO. 9 MODIFIED TO ADD: "COORDINATE EXTENT OF REPLACEMENT OF EXISTING PUBLIC STREET IMPROVEMENTS WITH THE DEPARTMENT OF PUBLIC WORKS."

Unanimous

(Littlefield, McSwain and Quinn excused)

JOEL McCULLOCH, Planning and Development, stated the submitted site plan depicts an orderly layout for the proposed dormitory building in relation to the other structures on the site. However, the proposed landscape plan does not meet the City of Las Vegas Urban Design Guidelines so there is a condition requiring a revised landscape plan depicting 24-inch box trees planted 20 feet on center along all street frontages. Further, staff finds the submitted elevations lack contrasting colors and materials and recommended a condition requiring revised elevations with contrasting smooth and split faced masonry blocks and colors. Staff recommended approval, subject to the conditions.

REBECCA RALSTON, Swisher & Hall Architects, 2801 North Tenaya Way, Suite C, appeared to represent the applicant. This is a wonderful project. The exterior is two different types of block: split faced and smooth block. The base is split faced darker block. The blocks are integral colors. In regard to Condition No. 9, they would like the language changed as follows: Coordinate extent of replacement of existing public street improvements with the Department of Public Works.

DAPHNEE LEGARZA, Public Works, responded that staff would not have an objection to the additional verbiage being added to Condition No. 9.

This is final action.

(10:46 - 10:49) 4 -90

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SD-0027-01 - LAS VEGAS RESCUE MISSION

APPROVED

7. Site Development to comply with all applicable Conditions of Approval for Special Use Permit (U-0081-99) and all other site-related actions as required by the Planning and Development Department.

Public Works

8. Coordinate with the City Surveyor to determine whether a Reversionary Map to revert the underlying lot lines to acreage is necessary; if such Reversionary Map is required, it shall record prior to the issuance of any building permits for this site.

9. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site.

10. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on-site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222a.

11. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or submittal of any construction drawings, whichever may occur first. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits for this site. The Traffic Impact Analysis shall

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APPROVED

also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any Condition of Approval imposed by the Planning Commission or the City Council on the development of this site.

Alternatively, in lieu of a Traffic Impact Analysis, the applicant may participate in a reasonable alternative mutually acceptable to the applicant and the Department of Public Works.

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APPROVED

12. If the entry gates proposed are to be electrically opened and closed, the gates may be placed immediately behind the street right-of-way line (i.e., on the private property side of where the sidewalk is located). If the entry gate is to be manually opened and closed, the gates shall be set back a sufficient distance (a minimum of 18 feet) to allow a vehicle to pull completely out of the public street right-of-way before stopping to manually operate the gate. The installation of either swing gates or rolling gates are acceptable as long as no part of the gates, either in the opened or closed position, intrude into the public right-of-way.

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0

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ITEM

ACTION

D.

DIRECTOR'S BUSINESS ITEMS:

D-1.

ABEYANCE - DB-0005-01 - CITY OF LAS VEGAS

Presentation and discussion of proposed 500 KV transmission line.

ALAN HELMS, Nevada Power Company, 6226 West Sahara Avenue, appeared to explain their Centennial project.

STEVE OLDHAM, Senior Vice President of Strategic and Corporate Development, Nevada Power Company, 6226 West Sahara Avenue, began the presentation by saying the Nevada Power Company is proposing to build approximately 100 miles of transmission line around the valley from new generators. Secondly, they would like to move energy from the new generators to regional marketplaces. This project will move energy from APEX south into Eldorado and also from APEX to the northwest. They do not have routes selected, but are doing routing studies at the present time.

Nevada Power Company owns about 2,000 megawatts of generation that is available to serve the customers in southern Nevada. The peak will be around 4,600 megawatts this summer. They buy the difference in regional markets.

Lastly, this will make additional energy from outside this system to the customers.

The project will start construction early next month and should be done in approximately a year. The remainder of the project will be in service two years from this June.

They will probably use latticework structures in the rural areas. In the visible areas they will use a single pole structure. On the route from APEX to Eldorado it may take two circuits. They will pre-build in sensitive areas.

CHAIRMAN GALATI asked if there will be community meetings on this issue. MR. OLDHAM replied that the residents will be able to provide their comments and Nevada Power Company will use them in the routing studies.

(6:16 - 6:21) 1 - 490

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ITEM

ACTION

D-2.

TA-0014-01 - CITY OF LAS VEGAS

Discussion and Possible action to Amend Title 19A.04.010 Land Use Table to Add Teen Dance Center as a Conditional Use in C-1 (Limited Commercial, C-2 (General Commercial), C-M (Commercial/Industrial), M (Industrial) Zones; and to amend 19A.04.040 to add the conditions that must be met for approval and to Amend 19A.20.020 to add a definition of Teen Dance Center and to Amend 19A.10.010(F) to determine the parking standards for a Teen Dance center; also to amend Title 19A.04.040 (3) Sexually Oriented Businesses to require that there be 1,000 foot separation between Teen Dance Centers and Sexually Oriented Businesses.

STAFF RECOMMENDATION Staff recommends Approval of the following changes to Title 19A:

1. Add Teen Dance Center to the allowable uses land use chart (19A.04.010) as a Conditional Use in the C-1 (Limited Commercial), C-2 (General Commercial), CM (Commercial/Industrial), and M (Industrial) Zoning Districts.

2. Add Teen Dance Center to the Conditional Use Permit (19A.04.040) section and establish the following requirements:

A. *This use shall not be located within 1,000 feet of any sexually oriented business. The distance shall be the shortest distance between two property lines, one being the property line of the Teen Dance Center and the other the sexually oriented business. The distance shall be measured in a straight line without regard to intervening obstacles.*

B. *The hours of operation shall be limited to 6:00 P.M. to 12:00 A.M*

C. *The maximum floor area shall not exceed 5,000 square feet.*

Truesdell -
APPROVED, SUBJECT TO STAFF'S RECOMMENDATIONS.
Unanimous
(Littlefield, McSwain and Quinn excused)

JOEL McCULLOCH, Planning and Development, stated that currently this use is addressed in the same manner as an adult nightclub. Because of the lack of alcohol sales and differing hours of operation this use should be addressed in a different manner. Staff proposed the following changes to Title 19A:

1. Add Teen Dance Center as a Conditional Use in C-1 (Limited Commercial, C-2 (General Commercial), C-M (Commercial/Industrial), M (Industrial) Zones;
2. Establish that this use shall not be within 1,000 feet of any Sexually Oriented Businesses;
3. Limit the hours of operation from 6:00 P.M. to Midnight;
4. Limit the size of the building to 5,000 square feet.
5. Require parking at the rate of one space for every three persons the structure is designed to accommodate; and
6. Provide a definition of Teen Dance Center.

CHAIRMAN GALATI declared the Public Hearing open.

There was no one present wishing to speak on this item.

CHAIRMAN GALATI declared the Public Hearing closed.

To be forwarded to the City Council in Ordinance form.

(10:49 - 10:51) 4 - 90

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ACTION

TA-0014-01 - CITY OF LAS VEGAS

APPROVED

3. Add Teen Dance Center on-site parking requirements (19A.10.010) and require that parking be provided at a rate of one space for every three persons that the facility is designed to accommodate.

4. Add Teen Dance Center to the Definitions (19A.20.020) section defined as an establishment operated as a place of entertainment characterized by no one over the age of 18 being admitted for any of the following: Dancing; Live, recorded, or televised entertainment, including but not limited to performance by magicians, musicians, or comedians.

5. Amend 19A.04.040 Sexually Oriented Businesses (3) Prohibited Where – Establishment (a.) to add Teen Dance Center as a use protected by the 1,000-foot separation from a sexually oriented business.

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ACTION

D-3.

TA-0015-01 - CITY OF LAS VEGAS

Discussion and possible Action to Amend Title 19A.04.010 Land Use Tables to expand the types of animals allowed by the Small Livestock Farming (Cows/Horses) permitted use category, to amend 19A.04.050 Special Uses to establish the criteria that must be met for the Special Use Permit, and to Amend Title 19A.20.020 Words and Terms Defined to expand the definition for Small Livestock Farming (Cows/Horses).

STAFF REQUESTED THAT THIS ITEM BE HELD IN ABEYANCE UNTIL THE JULY 26, 2001 PLANNING COMMISSION MEETING TO WORK WITH THE COUNCIL OFFICE ON THIS ITEM.

**Truesdell -
ABEYANCE TO THE JULY 26, 2001 PLANNING
COMMISSION MEETING.**

**Unanimous
(Littlefield, McSwain and Quinn excused)**

JOEL McCULLOCH, Planning and Development, stated staff would like to have this item held in abeyance to the July 26, 2001 Planning Commission meeting in order to be able to work with the City Council Office.

CHAIRMAN GALATI declared the Public Hearing open.

There was no one present wishing to speak on this item.

CHAIRMAN GALATI declared the Public Hearing closed.

AL GALLEGO, citizen of Las Vegas, was concerned that the new Planning Commissioner was not attending this meeting. MR. GENZER explained that the new Commissioner had a previous commitment prior to her appointment to the Planning Commission and she is out of town at this time.

To be forwarded to the City Council in Ordinance form.

(6:13 - 6:15) 1 - 400

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ACTION

D-4.

TA-0016-01 - CITY OF LAS VEGAS

Discussion and possible action to amend the Town Center Development Standards Manual to add new and modify existing street cross sections, revise the signage standards, clarify landscaping standards, add Medium Low and Medium Low - Attached land use districts, add more illustrations, add uses to the Permitted Use Matrix, and include the map "Town Center Street Classifications", Ward 6 (Mack).

STAFF RECOMMENDATION: It is recommended that the revised Town Center Development Standards attached be amended as follows:

Planning and Development

1. The text of the Development Standards pertaining to landscaping, signs, and streets should be modified to add clarity and reduce confusion.
2. The street cross sections for Town Center should be modified to add clarity and reduce confusion.
3. Map 4A, "Town Center Street Classifications", be added to the Development Standards to plan the street system in Town Center.
4. Add uses to the Development Standards that are appropriate in Town Center.
5. Revise the spacing requirements of and between uses where necessary.

NOTICES MAILED NEWSPAPER ONLY

APPROVALS 0

PROTESTS 0

Truesdell -

ABEYANCE TO THE JULY 12, 2001 PLANNING COMMISSION MEETING (First item after Consent agenda). Unanimous

(Littlefield, McSwain and Quinn excused)

CHRIS KNIGHT, Planning and Development, stated Town Center was adopted in December of 1996 by the City of Las Vegas and has been in the developing stages. Over the years several issues have been identified that needed to be addressed. Town Center is developing over 2,500 acres in the Centennial Hills area, formerly known as the northwest. It is an undertaking where there have been very few models in the United States.

On August 30, 2000 staff brought to the Planning Commission a proposal for a set of standards that addressed many issues. At that meeting some residents, developers and City staff expressed concerns. There were about eight issues. Representatives from Town Center were invited to meetings and ATTORNEY FIORENTINO, Kummer Kaempfer Bonner & Renshaw, facilitated those meetings that staff had initiated.

Town Center has been expanded for more residential.

SCOTT ALBRIGHT, Planning and Development, added that one of the issues was sign standards. They have allowed a limited number of pylon signs. Highlights of the standards is as follows:

1. Specific standards for each Town Center category.
2. Maximum amount of sign area for all freestanding ground signs within the Service Commercial, General Commercial, Suburban Mixed Use under limited circumstances, and Employment Center Mixed Use: One square foot of sign for every 100 square feet of gross floor area.
3. Limit pylon signs within these districts to instances where a sign will advertise multiple tenants and where one of the tenants occupies a minimum of 20,000 square feet of gross floor area.
4. Height restrictions for pylon signs limited to a maximum of 24 feet in height.

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Within the Main Street Mixed Use districts and Urban Center Mixed Use districts staff has required the property owner to enter into a development agreement and establish sign standards through the development agreement. In the absence of a development agreement, it was decided Service Commercial standards would be applied. In addition, an Architectural Review Committee was formed to review all sign proposals and make recommendations.

KYLE WALTON, Planning and Development, said this started with the uses that were allowed and both the public and developers came to staff with specific requests of changes that needed to be done on the use tables. Some of those changes were the addition of a restaurant service bar and supper club. Banks with drive-thrus, smog checks, and veterinary clinics needed to be added. Childcare facilities needed to be clarified as to what type of Special Use Permit they would need. Hours of operations needed to be added. In Suburban Mixed and Service Commercial districts there were 24-hour types of uses but would need a Special Use Permit. Also added were infrastructure needs.

COMMISSIONER GOYNES asked if citizens in Town Center were attending those meetings. MR. KNIGHT replied that they were persons who were involved in Town Center since its inception.

COMMISSIONER TRUESDELL noted that some uses entail corporate logos. He did not want corporations to have to change their signage colors, etc.

MR. KNIGHT said there are two aspects that separate Town Center from any other development in Las Vegas. One aspect is the landscaping and streetscaping required in Town Center; and secondly, is signage. Eight-foot high monument signs are allowed at the present time. Approval for the Centennial development in the southwest quadrant in Town Center had allowed for some 80-foot and lesser height major identity signs. Staff felt there needs to be some kind of signage compromise to protect the residential areas. That has been done with the 24-foot high pylon signs. As far as the color pallet, that could be proposed in a future amendment.

COMMISSIONER GOYNES wondered about high signs along freeways in commercial developments.

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MR. KNIGHT responded that the 24-foot high signs should be adequate. The topography, terrain, etc. don't call for higher signs.

COMMISSIONER BUCKLEY recalled from a meeting last year that some of the developers were concerned about the grid system and being prohibited from doing developments that might encourage activity. In regard to the signs, is there an aesthetic approval of the signs by the Planning Commission? Will the study of Title 19A, sign standards, review some issues that would be in these development standards?

MR. WALTON said in the Main Street and Urban Center districts the intent is to be creative in their designs. The Architectural Review Committee will be a recommending board to the Planning commission and City Council on signage.

MR. GENZER added that staff does not anticipate a tie between the development standards of Town Center and those elsewhere in the city. The first draft of the Sign Code will be sent to staff by the consultant in about two weeks. At that time a comparison can be made.

CHAIRMAN GALATI asked the makeup of the Architectural Review Committee. MR. KNIGHT said the composition of that committee has not been decided.

CHAIRMAN GALATI asked whether distances have been added. Some of the uses have the same distances. MR. WALTON said some of the distances depend on the type of use.

COMMISSIONER TRUESDELL was concerned about having lower signs than cell towers in the same area. In addition, there are some other uses that fit within a professional building and need to be away from housing. Also, he asked if the Main Street design is only for Town Center. MR. WALTON noted that all these standards are for Town Center only. MR. KNIGHT said the standards that are in place at this time are those to be used until these amendments are adopted by the City Council.

COMMISSIONER TRUESDELL commended staff in working with the homeowners on this issue.

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MR. KNIGHT commented that every time staff feels they have completed the Town Center amendments another issue arises. Staff can review cell towers and bring back recommendations at a future meeting.

CHAIRMAN GALATI declared the Public Hearing open.

DOTTY MILLER, Timberlake, 1813 Mountain Heather Court, was concerned about the pylon signs and cell towers. The signs should be restricted to monument signs. Previously the requirement was 1,500 feet between taverns and now it is 400 feet. She was under the impression the standards were going to be tightened.

LOUISE RUSKAMP, 8500 Log Cabin Way, thought this item was going to be discussed towards the end of the meeting. She would like to have a definite term for the different plans as there is reference to the Northwest Sector Plan, Northwest General Plan, and Centennial Hills Sector Plan. On page 6, paragraph 2, section E, seventh line, the word "or" should be added after "stories." That should read "a maximum of two stories or 35 feet". On page 30, section B, c, a waiver is being referred to. Page 32, section 5, f, service bay doors should remain closed except to allow the entry and exit of vehicles. Would that create a health hazard for the individuals who work within the building? Page 32, section 7, she asked for clarification on this issue. Page 33, 12, there is a condition A and condition C, but no condition B. Page 35, #24, indicates single purpose high density uses in the urban center and service commercial. She would like that in suburban mixed use. Staff has her suggested changes.

CHAIRMAN GALATI thought this item should be held since there are several issues that need to be resolved.

MR. KNIGHT said staff agrees with most of MS. RUSKAMP's comments, but not all of them.

To be forwarded to the City Council in Ordinance form.

(6:21 - 6:50) 1 - 670

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E.

CITIZENS PARTICIPATION:

THE PLANNING COMMISSION CANNOT ACT UPON ITEMS RAISED UNDER THIS PORTION OF THE AGENDA UNTIL THE NOTICE PROVISIONS OF THE OPEN MEETING LAW HAVE BEEN COMPLIED WITH. THEREFORE, ACTION ON SUCH ITEMS WILL HAVE TO BE CONSIDERED AT A LATER TIME.

ADJOURNMENT:

/lo

TODD FARLOW, 240 North 19th Street, clarified that he is not against signs, just pole signs. He thought there was a policy to have monument signs and eliminate the pole signs.

There being no further business to come before the City Planning Commission, the meeting adjourned at 10.52 P.M.

PLANNING AND DEVELOPMENT DEPARTMENT

LINDA OWENS, DEPUTY CITY CLERK